BARNES INTERNATIONAL REALTY | Québec

# 2360 Rue St-Charles, Montréal (Le Sud-Ouest)

Reference: 11125326



## Sold

3 Bedrooms 2 Bathrooms 2 992 ft²



**Anick Truong**
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Informations non contractuelles

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|---|---|---|
| Bedrooms : 3 | Bathrooms : 2 | Rooms : 11 |
| Plot size : 2 992 ft² | Construction : 1986 | |

Beautifully renovated, this corner lot house offers a rare combination of sought-after features: 3 real bedrooms, 2 bathrooms, a stunning modern kitchen, a finished basement serving as a family room or even an additional bedroom, a garage, outdoor parking and a huge south-facing backyard. All just steps from Charlevoix metro, parks and the Lachine Canal, and close to Atwater Market, cafés, restaurants, schools and all the services.

The slightly recessed main entrance features a closet as well as direct access to the integrated garage. On the main level, a warm and inviting living room features a patio door opening directly onto the backyard. A few steps up, the open-concept living area leads to the dining room and a stunning, spacious galley-style kitchen with heated floors. The kitchen stands out with its large central island and cooktop, a full wall of floor-to-ceiling cabinetry with built-in oven and refrigerator, as well as an expansive counter offering plenty of storage and a sink. Finished in crisp white tones with warm wood accents, the space also benefits from a large window. A full bathroom with heated floors completes this level.Upstairs, three bedrooms provide comfortable living space for the whole family. The primary bedroom spans the entire rear of the home and features a spacious, fully fitted walk-in closet. A second bright and modern bathroom with a glass-enclosed shower completes this floor.The garden level offers a large, versatile room with washer and dryer hookups as well as a sink. Currently used as a home gym, it could easily be converted into an office, family room, workspace or additional bedroom with its own private entrance. A door provides direct access to the backyard.Fully fenced and thoughtfully landscaped, the backyard is a true extension of the living space. It features an expansive wood deck with plenty of room for a lounge area, a pergola ideal for outdoor dining and summer barbecues, as well as a charming green space.Bright, beautifully renovated and ideally located, this property offers an exceptional lifestyle just steps from the metro, the Lachine Canal and all the neighbourhood's amenities.

Included : Appliances on site, curtains and blinds, shed in backyard, pergola. Patio furniture.

Excluded : Furniture and personal effects. Outdoor storage bin. BBQ

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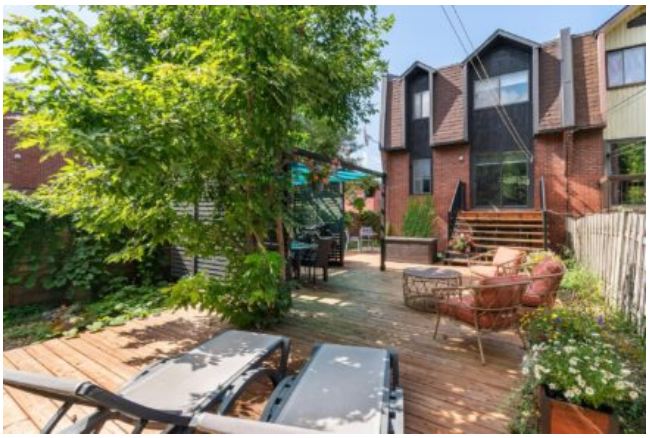
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