

**285 Av. Laurier E. #103 Montréal (Le Plateau-Mont-Royal)
(Montréal)**

Reference: 9834236



Sold

+TPS/TVQ (\$ 499,554)

1 Bedroom 1 Bathroom 748 ft²

Informations non contractuelles

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Bedrooms : 1

Bathrooms : 1

Rooms : 4

Property area : 748 ft²

Construction : 2002

Floor : 1

Floors : 8

Fully renovated condo located on Laurier Avenue, in the heart of the Plateau/Mile-End. This unit features a primary bedroom designed as a suite with a walk-in closet and an ensuite bathroom, offering absolute comfort. It also stands out with its large private outdoor space overlooking the heart of the neighborhood, a true rarity on the Plateau. 9'2 ceilings, abundant natural light, and superior soundproofing thanks to concrete slabs. Concrete and brick building, winner of the 2018 Condolys Award, with elevators, gym, sauna, and rooftop terrace with BBQ. Just steps from Laurier metro and the park.

285 Av. Laurier East — Le Laurier du Plateau

Located at 285 Av. Laurier East, this condominium is part of the Laurier Project, a contemporary development of recent construction (2002), recognized for the quality of its design and refined architecture. The building, winner of the Condolys Award 2018, also stands out for its imposing concrete structure, providing superior soundproofing.

The common areas include a fitness room with sauna, a meeting room, as well as a rooftop terrace with BBQ, offering unobstructed views of the city.

The unit, fully renovated, features a modern kitchen, bright living spaces filled with natural light, a private outdoor area, and privileged access to the building's common amenities. It is also possible to purchase an indoor parking space or a private storage locker.

The building enjoys an exceptional location, with a Walk Score of 98/100. It is just steps from Laurier metro station and in close proximity to the Saint-Denis and Saint-Laurent commercial arteries, providing convenient access to all services and amenities: grocery stores, restaurants, boutiques, medical and dental clinics, hospital, pharmacies, theatres, as well as several highly popular parks known for their lively atmosphere year-round.

IMPORTANT INFORMATION: The guardrails for the terraces and balconies will be installed in

the coming weeks.

Features of Unit 103:

- Entry hall with closet- Large open-concept living area- Primary bedroom with ensuite, adjacent to the bathroom and walk-in closet- Generous walk-in closet- Bathroom accessible from two entrances- Separate laundry room- Large covered terrace

Additional Information:

- Superior concrete soundproofing- Wall-mounted heat pump (heating and air conditioning)- Well-managed condominium association

Accessibility:

Walk Score of 98/100 – a true walker’s paradise where daily errands can be done on foot.

Transit Score of 80/100 – excellent public transit service, convenient for most daily commutes.

Bike Score of 100/100 – a true cyclist’s paradise where daily errands can be done by bike.

LAURIER PARK

Located near Laurier Park, a highly sought-after green space in the neighbourhood, known for its welcoming atmosphere and pleasant living environment. Ideal for walking, cycling, and sports activities, it also offers playgrounds, sports fields, and relaxation areas appreciated by families and local residents. In winter, the park transforms with seasonal installations and becomes a popular community gathering place.

ADDITIONAL INFORMATION:

- The indicated surface area is gross; a certificate of location will be issued for each unit prior to the deed of sale.- The potential buyer should expect to pay insurance covering leasehold improvements.

Included : Wall-mounted heat pump with remote control, range hood, hot water tank, air exchanger, heated bathroom floor. Option to purchase parking space.

Excluded : Appliances



