

**285 Av. Laurier E. #104 Montréal (Le Plateau-Mont-Royal)  
(Montréal)**

Reference: 28754195



**Sold**

**+TPS/TVQ (\$ 540,268)**

2 Bedrooms 1 Bathroom 800 ft<sup>2</sup>

Informations non contractuelles

**BARNES Québec**  
1472 Sherbrooke Ouest  
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Bedrooms : 2

Bathrooms : 1

Rooms : 5

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Property area : 800 ft<sup>2</sup>

Construction : 2002

Floor : 1

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Floors : 8

Charming two-bedroom condo with generous proportions, offering well-designed spaces that have been carefully renovated. The 9'2 ceilings and expansive windows fill the unit with natural light, complemented by a pleasant private outdoor space. Ideally located on Laurier Avenue, in a sought-after area between the Plateau and Mile-End. Building winner of the 2018 Condolys Award, offering superior soundproofing thanks to concrete slabs. 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.

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Features of Unit 104:

- Entry hall with closet- Large open-concept living space- Full-height, wall-to-wall windows in the living area- Double bedroom including an additional office space- Two closets in the bedroom- Private covered balcony- Unit set at a higher elevation relative to Laurier Avenue

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**

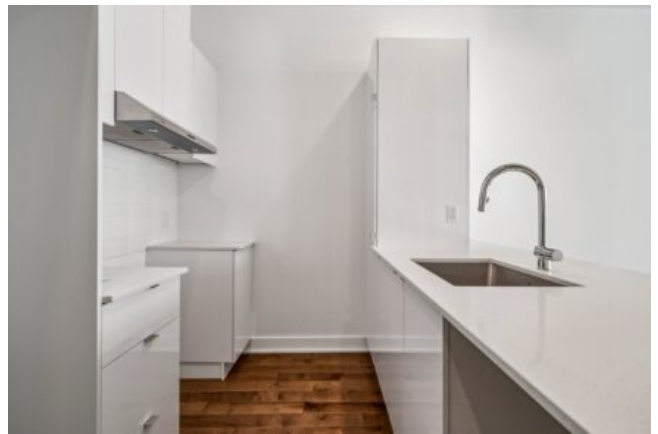
Located near Laurier Park, a highly sought-after green space in the neighbourhood, known for its welcoming atmosphere and pleasant living environment. Ideal for walking, cycling, and sports activities, it also offers playgrounds, sports fields, and relaxation areas appreciated by families and local residents. 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 : Heat pump, range hood, hot water tank, air exchanger, heated floors in the bathroom. Option to purchase parking.

Excluded : Appliances



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