

419 Av. Mount-Pleasant Westmount (Montréal)

Reference: 12071516



\$ 2,495,000

5 Bedrooms 3 Bathrooms 2 637 ft² / 2 690 ft²



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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
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Bedrooms : 5

Bathrooms : 3

Rooms : 14

Shower rooms : 1

Property area : 2 637 ft²

Plot size : 2 690 ft²

Construction : 1890

Beautiful 1890s Victorian greystone townhouse ideally located on the coveted Westmount flats, just steps from Greene Avenue. Rich in character and timeless elegance, this exceptional residence showcases soaring ceilings, a dramatic floating staircase, and expansive open-concept living spaces bathed in natural light. Generous room proportions and seamless flow create the perfect setting for both sophisticated entertaining and everyday family living. Offering 4+1 bedrooms, 3+1 bathrooms, a versatile finished lower level, and the rare luxury of 3 parking spaces.

Main FloorA welcoming foyer opens onto spectacular open-concept living and dining areas distinguished by soaring ceilings, oversized proportions, and abundant natural light. The elegant living room, anchored by a fireplace, flows seamlessly into the expansive dining room, creating an exceptional setting for sophisticated entertaining and comfortable everyday living. At the rear of the home, the well-appointed kitchen provides direct access to the oversized deck and the rare convenience of three exterior parking spaces, allowing for effortless indoor-outdoor living. A powder room completes this level.
Second FloorThe upper level is highlighted by an impressive primary suite featuring generous dimensions, a private balcony, and an ensuite bathroom. Three additional bedrooms offer flexible accommodations for family, guests, or a home office and are served by a second full bathroom. The striking staircase and open-to-below design enhance the airy ambiance, while the thoughtful layout ensures both comfort and functionality for modern family living.
Lower LevelThe finished lower level offers exceptional versatility with an expansive recreation room ideal as a media room, family room, playroom, gym, or entertainment space. Beautiful exposed stone walls add warmth and character, creating a distinctive atmosphere rarely found in contemporary homes. This level also includes a fifth bedroom with a walk-in closet, a full bathroom, a dedicated laundry room, and generous storage space.
Notable Improvements & Upgrades2026Upstairs balcony rebuiltBalcony railing and roof ladder scraped and repaintedTwo bedroom closets rebuiltConvectair wall-mounted heater installed in rear bedroomHot water tank replaced2025Back deck completely rebuiltConcrete stairwell to

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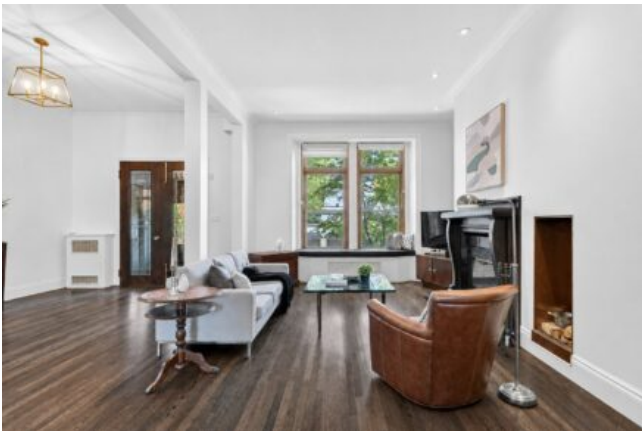


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basement rebuiltConcrete surround around backyard tree rebuiltKitchen storm door replacedFront and rear exterior light fixtures replacedTwo wall-mounted A/C units replaced2024Roof replaced with elastomeric membraneFront staircase rebuiltRear fence rebuiltKitchen kickspace heaters replacedExterior flood lights replacedStove replaced2023Front façade masonry professionally restored, including relaying, repointing, and washing of stonework2021Furnace expansion tank replaced2020Furnace circulating pump replacedHot water tank replaced2016Powder room renovatedBasement and basement bedroom vinyl flooring installedUpper-level floors rebuilt with new subfloor and hardwood flooringBedroom closet rebuiltMultiple Marvin wood windows replaced throughoutDishwasher replacedAll measurements and dimensions are approximate and must be independently verified by the buyer. Certain photos may have been virtually enhanced, digitally modified, or staged for presentation purposes.

Included : all kitchen appliances, washer, dryer, all light fixture, all window covers, all tv brackets

Excluded : all televisions



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