BARNES INTERNATIONAL REALTY | Québec

4244 Rue Berri, Montréal (Le Plateau-Mont-Royal)

Reference: 11443449



$ 499,000

3 Bedrooms 1 Bathroom 828 ft²



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Informations non contractuelles

BARNES Québec
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quebec@barnes-international.com

Bedrooms : 3	Bathrooms : 1	Rooms : 6
Property area : 828 ft²	Construction : 1885	Floor : 2

Floors : 2

A rare opportunity in the heart of Plateau-Mont-Royal. Located on the 2nd and top floor of a magnificent Victorian duplex crowned with an elegant cornice, this 3-bedroom condo offers ample space, abundant natural light, and a pleasant south-facing back terrace. Open-concept living area combining living room, dining room, and kitchen. Just a few minutes' walk from the Mont-Royal metro station, Lafontaine Park, and the neighborhood's best spots. Ready to move in. An ideal opportunity to personalize a space with character in one of Montreal's most sought-after areas.

WHAT YOU NEED TO KNOWLOCATION* Exceptional address in the heart of Plateau-Mont-Royal.* Just a few minutes' walk from the Mont-Royal metro station.* Right next to Lafontaine Park.* Quick access to cafés, restaurants, local shops, and services on Mont-Royal Avenue, which is currently pedestrian-only.* A neighborhood renowned for its quality of life, vibrancy, and unique character.THE PROPERTY* Condo located on the 2nd and top floor of a magnificent Victorian duplex.* No neighbors above, providing greater peace and quiet in daily life.* Beautiful facade adorned with an elegant period cornice.* Three separate bedrooms, a sought-after layout in the area.* Open-concept living area combining the living room, dining room, and kitchen.* Abundant natural light thanks to generous windows.* Back terrace facing the sun, ideal for enjoying beautiful days.* Master bedroom with exposed brick wall adding charm and character.* According to the co-ownership declaration, Article 13 2.3.2 AllocationExclusive use of the space above the building's roof, with the right to make improvements in accordance with municipal regulations THE CO-OWNERSHIP* A small co-ownership consisting of only two units.* Simple and friendly management among co-owners.* Small, intimate co-ownership offering great flexibility in day-to-day management. * TRANSFER OF OWNERSHIPAccording to the Declaration of Co-ownership, Chapter 7.3, Other Conditions, Clause 75Co-owners may not transfer a divisible portion of their unit without the consent of the co-owners' meeting.AN OPPORTUNITY NOT TO BE MISSED* A rare opportunity to acquire a character condo in one of Montreal's most sought-after neighborhoods.* Its prime location, architectural charm, and generous floor area make it an

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excellent canvas for a renovation and customization project tailored to the tastes and needs of its future ownerNOTE:The apartment is currently vacant; some of the photos are from virtual home stagingThe floors will need to be sanded.

Included : Refrigerator, gas stove, dishwasher, washer/dryer, water heater, alarm system. All furniture and movable property currently located on the premises at the time of signing the deed of sale shall be included in the sale.

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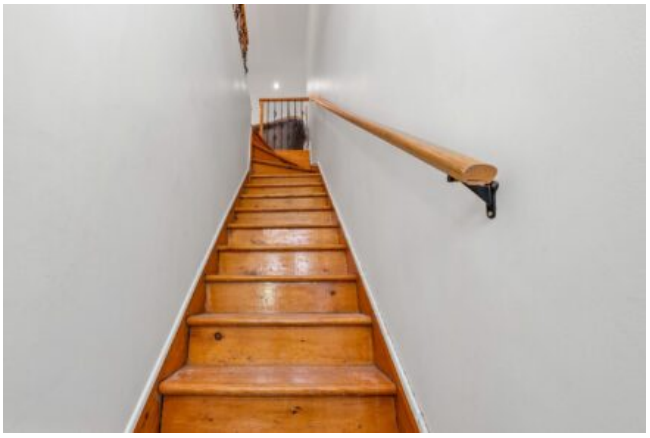
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