BARNES INTERNATIONAL REALTY | Québec

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

Reference: 11443449

$ 515,000

3 Bedrooms 1 Bathroom 828 ft²

Samia Ouertani
(514) 572-1213 | Email

Syrine Khoury
(514) 562-1404 | Email

Eliess Khoury
(514) 566-1912 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
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

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com

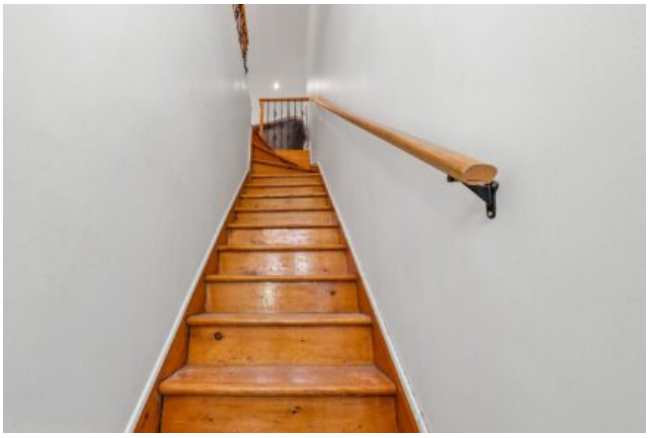
excellent canvas for a renovation and customization project tailored to the tastes and needs of its future ownerNOTE:The apartment is currently vacant; some of the photos are from virtual home stagingThe floors will need to be sanded.

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.

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com



Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com