

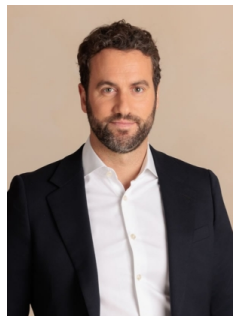
## 4305 Av. Colomb #201 Brossard (Montréal)

Reference: 16798997



**\$ 429,000**

2 Bedrooms 1 Bathroom 1 051 ft<sup>2</sup>



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Informations non contractuelles

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Bedrooms : 2

Bathrooms : 1

Rooms : 8

Property area : 1 051 ft<sup>2</sup>

Construction : 2005

Floor : 2

Floors : 4

A true gem at 4305 Av. Colomb! Stunning turnkey 2nd-floor condo blending modernity and absolute comfort. Bright open-concept living area with a gas fireplace and engineered wood floors. Functional, elegant kitchen. Features 2 spacious bedrooms, including an exceptional primary suite with A/C, walk-in closet, and ensuite bathroom (glass shower + podium tub). This unit stands out with 2 private covered balconies. Strategic location: suburban tranquility just steps from the excitement of DIX30, the REM, and the Samuel De Champlain Bridge. A perfect lifestyle balancing nature and urban living. A must-see!

Turnkey unit combining modernity, space, and functionality.

Discover this magnificent second-floor condo, offering an open-concept living area bathed in natural light. Every room has been tastefully designed to provide absolute comfort.

// Living Spaces:

\* Entrance Hall: Practical and welcoming, featuring a large closet with mirrored doors and a stylish white brick accent wall.\* Living & Dining Room: A vast open space equipped with an elegant gas fireplace, impeccable wood floors, and generous windows. Ideal for entertaining or relaxing, this area opens onto a private balcony with convenient storage, perfect for maximizing your comfort during beautiful summer days.\* Kitchen: Functional and warm, offering ample storage, vast workspaces, and a modern backsplash.

// Bedrooms and Bathroom:

\* Primary Suite: A peaceful haven featuring double French doors, wall-mounted air conditioning, and private balcony access. It boasts a walk-in closet leading directly to the bathroom, creating a highly functional and private retreat.\* Bathroom: A large ensuite equipped with a corner podium tub, a separate glass-enclosed shower, and a modern double vanity with plenty of storage.\* Second Bedroom: Spacious and bright, perfect for a child's

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room, a guest suite, or a home office.

// Exterior:

Two balconies, two distinct vibes: one for hosting from the living room, and the other for a private escape directly from the primary bedroom. Fully covered, they become true extensions of your home as soon as the warm weather arrives. Your own private corner of paradise to admire the sky, any time of day.

// Additional Assets:

\* Uniform dark engineered wood flooring throughout.\* Contemporary light fixtures and recessed ceiling lighting.\* Abundant storage and high-quality finishes.\* Close to all services and amenities.\* Prime location harmoniously blending suburban peace and tranquility with the vibrant energy of Quartier DIX30 and its surroundings.\* Quick access to Highways 10, 30, and 132. Close to the Samuel De Champlain Bridge.

Living at 4305 Avenue Colomb means choosing the perfect balance between the serenity of a leafy neighborhood and the urban excitement of Quartier DIX30, located just minutes away. Imagine your mornings starting with a peaceful stroll through nearby parks, followed by evenings energized by fine dining and high-end boutiques at your fingertips. With privileged access to the REM and major transit routes, you enjoy effortless mobility while returning each night to the absolute calm of your private refuge. A location of choice where every commute is a pleasure and every return home is a true moment of relaxation.

A visit is a must to fully appreciate the quality of this unit!

Included : light fixtures, curtain rods and curtains, wall-mounted air conditioner, dishwasher, Napoleon BBQ, range hood, refrigerator, stove, washer, and dryer.

Excluded : All personal belongings.



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