

4359 Rue Boyer Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 16319670



\$ 499,000

3 Bedrooms 1 Bathroom 904 ft² / 1 205 ft²



Samia Ouertani
(514) 572-1213 | Email



Eliess Khoury
(514) 566-1912 | Email



Syrine Khoury
(514) 562-1404 | 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 : 10

Property area : 904 ft²

Plot size : 1 205 ft²

Construction : 1910

Floor : 2

Floors : 3

In the heart of Plateau-Mont-Royal, just steps from Parc La Fontaine and within walking distance of Mont-Royal metro station, this apartment enjoys an exceptional location in one of Montreal's most sought-after neighbourhoods. Situated on the second floor of a three-unit building, this three-bedroom property offers generous living space, hardwood floors, and abundant natural light. The open-concept living area brings together the living room, dining room, and kitchen, while the layout provides a sense of privacy. Minimal overlooking and two outdoor spaces, including a lovely sun-filled rear terrace, add to the property's appeal.

In the heart of the Plateau-Mont-Royal, this three-bedroom condo stands out for its ideal layout, hardwood floors and abundant natural light. Located on the second floor of a three-unit building, it offers a floor plan that promotes privacy, with few neighbouring views and two outdoor spaces. **UNIT FEATURES**- Three true bedrooms, two of which have an adjoining walk-in closet.- Windows on every side, letting in plenty of natural light.- Hardwood floors in the bedrooms and main living areas.- Front balcony and rear gallery for exclusive use.- Separate laundry area. **BUILDING FEATURES**- Beautiful brick façade with strong character.- Windows on three sides of the building.- Major foundation and structural work recently completed. **LOCATION**- On Boyer Street, near Marie-Anne Street East, in the heart of the Plateau-Mont-Royal.- Close to Mont-Royal metro station and public transit.- Shops, cafés, restaurants and services on Mont-Royal Avenue within walking distance.- Schools, daycares and bike paths nearby. **UNDIVIDED CO-OWNERSHIP**- Financing through National Bank of Canada.- Designated notary: Me Geneviève Barbe.- Minimum down payment required: 20%. **ADDITIONAL INFORMATION**- Room and outdoor space dimensions cannot be guaranteed.- Municipal and school tax amounts shown reflect the unit's share only.- The condo fees cover only the unit's share of the condominium corporation's insurance costs.

Included : Light fixtures, refrigerator, stove and dryer

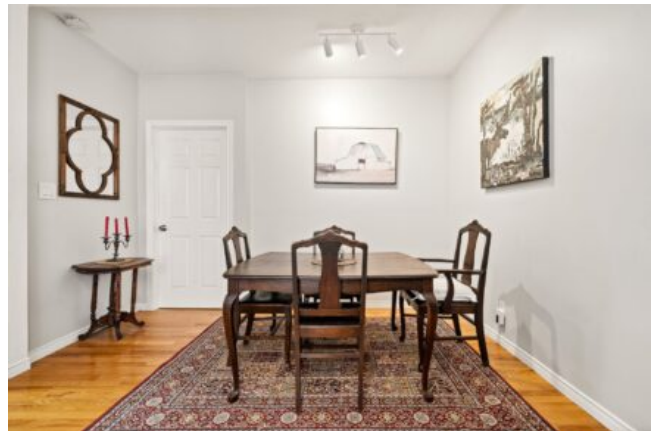
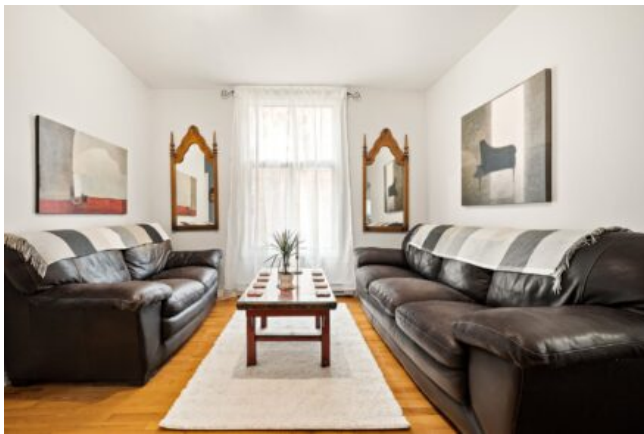
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Excluded : Washer, curtain rods, curtains, blinds, furniture, the shelving unit in the office and in the bedroom overlooking the balcony, and personal belongings



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