

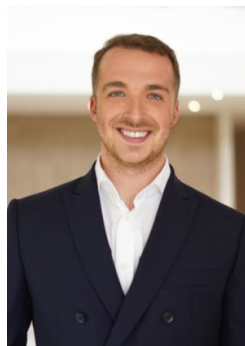
445 Av. Viger O. #906 Montréal (Ville-Marie) (Montréal)

Reference: 13907188



\$ 1,049,000

3 Bedrooms 1 Bathroom 1 376 ft²



Félix Giguère
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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 : 8

Shower rooms : 1

Property area : 1 376 ft²

Construction : 2001

Floor : 9

Floors : 14

Welcome to the prestigious UNITY II project – Discover this spacious corner unit on two levels, offering spectacular views and exceptional natural light thanks to its abundant windows. Featuring 10-foot ceilings, a warm gas fireplace, and open-concept living spaces. Indoor parking and a storage space are included. Prime location near Square-Victoria, Bonaventure, and McGill metro stations, offering direct access to the Orange and Green lines, as well as all services (pharmacies, grocery stores, convenience stores, etc.) and the best dining spots downtown!

Welcome to this corner unit with industrial-chic charm, where spectacular volumes and natural light come together in perfect harmony. Spread over two levels, it offers exceptional brightness thanks to expansive windows and generously glazed surfaces. Bathed in natural light throughout the day, this property stands out with its 10-foot exposed concrete ceilings and breathtaking city views. The open-concept living space creates an atmosphere that is both warm and contemporary, ideal for entertaining.* Kitchen:Sleek, modern kitchen featuring full-height cabinetry, elegant countertops with a large integrated sink, included appliances, and a generous island, perfect for cooking and entertaining in a convivial setting.

* Living room:Spectacular living area with exposed concrete ceilings and a stunning natural gas fireplace, creating a warm ambiance complemented by breathtaking city views.

* Dining room:Inviting space open to the kitchen, benefiting from abundant natural light and an ideal layout for entertaining.

* Mezzanine / 2nd floor:Open space currently used as a home office, offering unobstructed city views and a true evening light show, ideal as a workspace or versatile area.

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* Primary bedroom: Very spacious primary bedroom featuring a large walk-in closet.

* Bathroom: Full bathroom with separate shower and bathtub, in addition to a powder room on the main floor.

* Parking & storage: One indoor garage parking space and a storage unit complete the property.

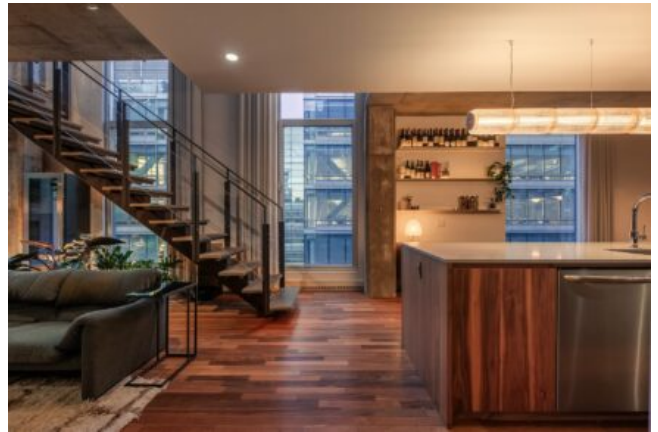
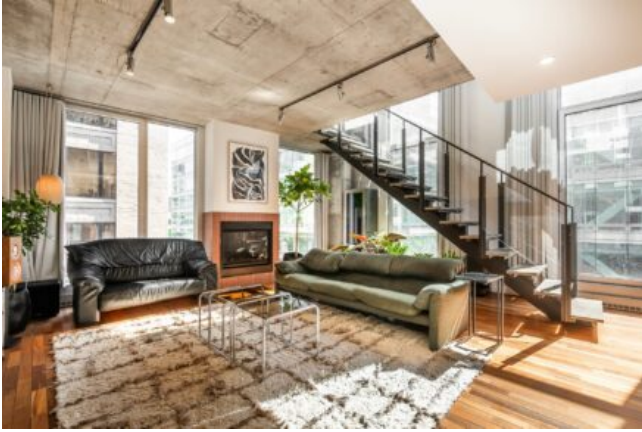
The building features a fully equipped gym, a shared patio to enjoy warm days, a secure entry system, and central air conditioning. Ideally located within walking distance of Old Montreal and downtown, close to popular restaurants and bars such as Fiorellino, Tiradito, and Dorsia, as well as Square-Victoria, Bonaventure, and McGill metro stations, offering direct access to the Orange and Green lines.

** Measurements are approximate and have not been verified by an architect.

** Please note: Some photos have been modified to illustrate the unit's full potential. Actual dimensions and layouts may vary.

Included : Stove, refrigerator, washer, dryer, dishwasher

Excluded : Light fixtures, the owner's personal belongings, and any other items not specifically listed as inclusions are deemed to be excluded.



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