

4540 Rue Berri Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 13067060



Sold

3 Bedrooms 2 Bathrooms 1 528 ft²



Anick Truong
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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



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quebec@barnes-international.com

Bedrooms : 3

Bathrooms : 2

Rooms : 11

Shower rooms : 1

Property area : 1 528 ft²

Construction : 2022

Floor : 2

Floors : 1

Stunning 3-bedroom, 2-bathroom architect-designed condo on two levels, located in the heart of the Plateau, just a short walk from the Mont-Royal metro station. Built in 2022 and still under GCR warranty, this condo features radiant concrete floors, ultra-high-end finishes, a lightwell with greenery, all-aluminum windows, on-demand hot water, gas cooktop, intimate private backyard, and a parking space. Enjoy a prime location across from a park in a vibrant and highly sought-after neighborhood, close to the many restaurants, cafes, and boutiques of Saint-Denis Street and Mont-Royal Avenue.

Upon entering, a few steps lead to a spacious, open-concept living area bathed in natural light. The living room flows seamlessly into the dining room and a modern, two-tone kitchen that elegantly blends black and white. The kitchen features a large central island that comfortably seats three, as well as floor-to-ceiling cabinetry for ample storage. The living space is entirely surrounded by floor-to-ceiling windows, providing exceptional natural light and a pleasant view of the backyard. You'll also find access to a charming covered terrace. Also on this level are a bedroom and a refined bathroom with shower. On the lower level, a spacious family room with a large window offers a versatile space perfect for relaxation, and a light well to bring unique light and a view on greenery. You'll also find two additional bedrooms and a second bathroom with a freestanding bathtub and a separate glass-enclosed shower. Outside, the fully paved and fenced backyard offers excellent privacy, perfect for enjoying sunny days thanks to its covered patio. It also allows to park a car, accessible via the alley in the back.

Included : Curtains and blinds, light fixtures and wall sconces, entryway closet, closet organizers, shed, and plant arrangement in the skylight. Kitchen stools. All appliances on-site: refrigerator, gas stove, dishwasher, washer, dryer, microwave, and coffee maker. Gas water heater (on-demand).

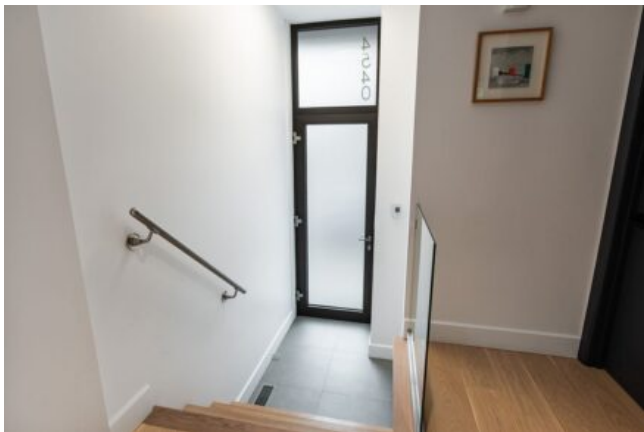
Excluded : Furniture and personal belongings.

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