

## 4568 – 4570 Rue Garnier Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 11069298



**\$ 1,575,000**

2 Bedrooms 1 Bathroom 2 314 ft<sup>2</sup>



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Informations non contractuelles

**BARNES Québec**  
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Bedrooms : 2

Bathrooms : 1

Rooms : 5

Plot size : 2 314 ft<sup>2</sup>

Construction : 1900

Floors : 2

Rare on the Plateau: EXCEPTIONAL PROPERTY ideal for an INTERGENERATIONAL project. This spacious home stands out with abundant natural light and high-end finishes, such as a marble island and exposed brick. Its dual-level configuration ensures total privacy for each generation. Major and extremely rare assets for the area: an intimate private garden and 2 garages. Enjoy a unique urban lifestyle with a terrace and balcony, in the heart of a sought-after neighborhood. A strategic opportunity combining character, green space, and comfort.

### INTERGENERATIONAL ON THE PLATEAU – The Perfect Balance of Character and Modernity

Discover this exceptional property nestled in the heart of Plateau-Mont-Royal, one of the city's most sought-after neighborhoods. This unique residence, ideal for an intergenerational project, stands out with its ergonomic layout and meticulous renovations—a true meeting point between the building's historic soul and today's design.

From the entrance, the open-concept space captivates, highlighting the architectural details that define the charm of Montreal homes: warm textures contrasting elegantly with modern finishes. The kitchen, the true heart of the home, is a light-filled sanctuary. Organized around a marble island, it is perfect for both lively gatherings and intimate moments.

The property's intelligent configuration offers exclusive versatility: the two apartments total four bedrooms and, being completely independent, ensure total privacy for a harmonious intergenerational lifestyle.

The experience continues outdoors, where the city fades away. The property features a private garden, perfect for sunny afternoons. A main-floor terrace and an upper-floor balcony complete these outdoor living spaces. An ultimate and rare asset for the area: the property includes two private garages.

Neighborhood Life: The Plateau in All Its Splendor Living here means embracing an urban lifestyle where everything is within walking or cycling distance, at the heart of a vibrant and

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lush community.

**Mobility & Transport:** Quick access to Laurier and Mont-Royal metro stations, as well as numerous bike paths and express bus lines.

**Green Spaces:** Just minutes from Laurier Park and La Fontaine Park for your morning runs or Sunday picnics.

**Culture & Creativity:** Immediate proximity to art galleries and independent bookstores.

**Our Local Favorites:**

**The Bakery:** Ô Petit Paris for a French-style gourmet treat.

**The Cheese Shop:** Bleu et Persillé for true connoisseurs.

**The Café:** Les Méchants Pinsons for that authentic neighborhood vibe.

**Fashion & Crafts:** Popeline for creative spirits.

**The Record Store:** 33 Tours, the go-to destination for vinyl lovers.

**Fine Dining:** Le Violon for exquisite gastronomy, Tri-Express for the best sushi in town, or Chez Victoire for a modern bistro experience.

**The Grocer:** Valmont, your local market for freshness and quality.

Finally, a strategic opportunity to own a property that combines mobility, design, and character. The ideal setting for this urban lifestyle.

**Included :** 1ST FLOOR: Refrigerator, stove, dishwasher, washer & dryer, spot lighting above the kitchen sink, custom walk-in closet organizers and curtain rods in the primary bedroom, bathroom light fixtures, 2012 water heater, central vacuum system with accessories, blackout blinds in the child's bedroom and entrance.-2ND FLOOR: Refrigerator, stove, microwave, washer-dryer, custom-built furniture in the children's reading nook, door blind for the front balcony, dining room ceiling lights, bedroom light fixture

**Excluded :** 1ST FLOOR: Wooden wall-mounted hooks, light fixture, curtains, hexagonal mirrors, and child's bedroom ceiling light.-2ND FLOOR: Wooden wall-mounted hooks, wooden pallet shelves and round mirror, television, hexagonal mirrors, bedroom curtains, and bathroom clock.





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