

## 4597 Rue Fabre Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 14541837



**Sold**

5 Bedrooms 2 Bathrooms 2 608 ft<sup>2</sup>



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Informations non contractuelles

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Bedrooms : 5

Bathrooms : 2

Rooms : 11

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Plot size : 2 608 ft<sup>2</sup>

Construction : 1910

In the heart of Plateau-Mont-Royal, this elegant renovated home blends character with modern comfort. Generous spaces include a living room with built-in bookshelves and a large, welcoming kitchen equipped with double ovens and quartz countertops. The long rear windows flood the rooms with natural light and extend the living areas into a dining space that opens onto a private, greenery-lined courtyard. The layout can be adapted to accommodate up to five bedrooms or offices. Two bathrooms feature heated floors. Just steps from Mont-Royal Street and La Fontaine and Laurier parks.

Behind its renewed brick façade, this Plateau home reveals bright and generous living spaces designed to evolve over time.

The flow is smooth and natural, from the warm living room with built-in storage to the spacious and inviting kitchen – the true heart of the home and a gathering place for everyday living.

The depth of the house and the long rear windows bathe the living areas in natural light and create a seamless connection with the outdoors. The dining room opens onto a private, leafy courtyard – a peaceful space for morning coffee, summer dinners, or time with family.

Upstairs, the bedrooms offer comfort and flexibility, allowing for different configurations depending on your needs – bedrooms, offices, or work-from-home spaces. Skylights further enhance the natural light that flows throughout the home.

Significant work has been carried out over the years, including the replacement of the roof, structural underpinning work, and the replacement of the windows.

Located on a particularly quiet residential street, just steps from Paul-Bruchési Elementary School, Mont-Royal Avenue, and Lafontaine and Laurier parks, the property benefits from a prime location that blends the energy of the neighborhood with the tranquility of residential living.

Wood-burning fireplace: The fireplace and chimney are sold without any warranty regarding

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their compliance with municipal regulations and insurance requirements. The buyer must conduct their own verifications.

Gross living area: 2,481 square feet.

Rarity: The property benefits from a pleasant open frontage with very little overlooking, providing remarkable natural sunlight. In addition, considering the presence of several three-storey properties on the street, the building may offer interesting expansion potential (such as the addition of a third floor), subject to the necessary verifications and approvals from the relevant authorities.

Included : Appliances: Refrigerator, gas stove, dishwasher, washing machine, dryer, two ovens (traditional and steam), light fixtures, air conditioning (3 units), blinds, curtains, dehumidifier in the crawl space.

Excluded : Sellers' personal belongings



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