

4635 Rue Boyer #4635 RUE Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 16698476



\$ 799,000

3 Bedrooms 1 Bathroom 1 050 ft² / 2 500 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 : 7

Property area : 1 050 ft²

Plot size : 2 500 ft²

Floor : 3

Floors : 3

A true gem on Boyer Street, this charming apartment seamlessly blends character, style, and everyday comfort. Thoughtfully renovated with a custom millwork kitchen and bathroom, it features two bedrooms with the possibility of a third, currently opened up and designed as a second living room to suit the current owners' needs. The property also offers a high-end bathroom, warm and inviting living spaces, and two outdoor areas, including a generous rear terrace surrounded by mature trees. A truly special property with undeniable wow factor. Possibility to rent a parking space with the apartment.

The current owners have completed renovations of exceptional quality, carried out with remarkable attention to detail. The work was completed in collaboration with a design firm in 2021. RENOVATIONS AND IMPROVEMENTS- Fully custom kitchen with bespoke cabinetry;- Caesarstone kitchen and bathroom countertops with integrated sink;- Custom-made 8-foot interior doors;- Installation of a heat pump;- New LED lighting system;- Front cantilevered balcony structure rebuilt in 2021. Invoice available.- Appliances dating from 2021. The design plans and elevations will be provided to the buyers at the time of sale. UNDIVIDED CO-OWNERSHIP The property is held in undivided co-ownership. As such, there are no meeting minutes, contingency fund or condominium fees. FINANCING 1. A minimum down payment of 20% is required. 2. Financing must be obtained through Caisse Desjardins du Plateau-Mont-Royal. LIVING AREA AND MEASUREMENTS The stated living area is a gross area. The accuracy of the dimensions of the rooms and outdoor spaces is not guaranteed. TAXES The municipal and school tax amounts indicated represent only the seller's proportionate share. LOCATION Exceptionally well located on a residential street in the Plateau-Mont-Royal, approximately a 7-minute walk from Mont-Royal metro station.

Included : Appliances, fixtures, light fixtures, bathroom mirror, living room bookcase, kitchen shelf, and PAX storage units in the bedrooms.

Excluded : Wall-mounted shelves in both bedrooms, primary bedroom mirror, entrance

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mirror, curtains, and all artwork.



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