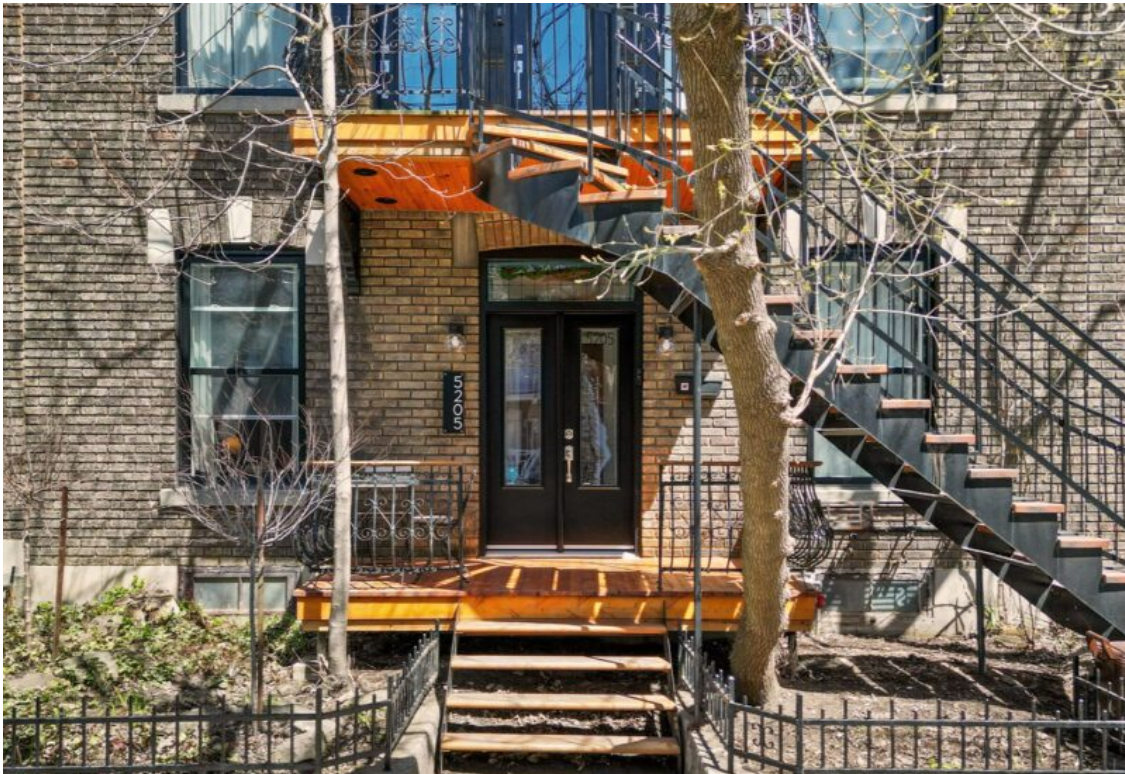


5205 Rue Marquette Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 18578155



\$ 1,095,000

4 Bedrooms 2 Bathrooms 1 334 ft² / 2 518 ft²



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Informations non contractuelles

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Bedrooms : 4

Bathrooms : 2

Rooms : 8

Property area : 1 334 ft²

Plot size : 2 518 ft²

Construction : 1923

Floor : 1

Floors : 3

Welcome to this elegant 125 sqm undivided co-property. It features 3 bedrooms (including one double), 2 bathrooms, and a massive designer kitchen. The private courtyard, a lush oasis, opens onto one of the Plateau's finest green alleys. High-end renovations blend perfectly with historic charm (high ceilings, moldings). This turnkey home includes basement storage and tolerated parking. Meticulously maintained building (drain, roof, masonry). Experience Petit Laurier: village vibes, parks, and gourmet shops at your door. Quiet luxury in the heart of the action. A must-see!

| Parking |

The courtyard can accommodate one vehicle. Please note that parking is permitted as long as it continues to be tolerated by the city.

| Recent Renovations within the Unit (since 2020) |

- Electrical: Fully updated (new wiring throughout and new 100-amp panel).- Plumbing: Fully replaced.- Windows: All windows have been replaced.- Kitchen: Custom-designed and built by Art-Cuisine, featuring a high-end gas range.- Primary Suite: Creation of a complete suite including the master bedroom, a new ensuite bathroom with heated floors, and a walk-in closet.- Second Bathroom: Fully renovated, including heated floors.- Outdoor Living: New rear patio and professional landscaping of the courtyard.- Heating: Added a water radiator in the kitchen (replacing the previous convection heater).- Fencing: New cedar fence for added privacy.- Entry: New front door.- Maintenance: Annual servicing of the boiler.

| Recent Building Renovations (since 2020) |

- Masonry: Re-pointing and replacement of damaged bricks on the rear facade.- Drainage:

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Installation of a new French drain.- Foundation: Full waterproofing of the foundation.- Chimney: Professionally restored.- Roofing: Fully renovated.- Service Access: Replacement of the service cellar door.- Balconies: Completely renovated.

| Ma Ruelle Marquette |

The courtyard opens onto the most ambitious “Green Alley” project in the Plateau: a 750 sq. m. oasis of de-paved and lush spaces, featuring 36 trees of 17 different varieties and thousands of plants. Recognized as one of the most beautiful green alleys in the Plateau, it is a true point of local pride!

| The Neighborhood |

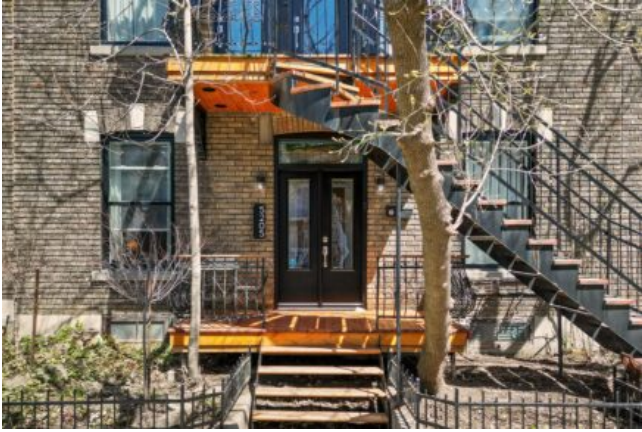
Does the “Petit Laurier” even need an introduction? Experience a European village atmosphere where everything is within walking distance. Stroll through the green alleys and discover local gems: artisanal shops (Maitre Renard cheesemonger, Toledo and Farine et Cacao bakeries, Le Maître Gourmet, Bo-Bec, SAQ), renowned restaurants (Byblos, Antipode, Stella Pizzeria), and cozy cafés (Méchants Pinson, Gamba, Lapin Pressé). Not to mention the iconic Laurier Park, perfect for a picnic or a dip in the pool.

Living here is a privilege: a tight-knit community, mature tree-lined streets, and absolute tranquility just steps away from the urban bustle. The luxury of calm, in the heart of the action.

Nothing more to add... except that a visit is a must!

Included : Washer, dryer, GE Café Collection gas stove, refrigerator, dishwasher, water filter of the kitchen, wardrobe in the entryway, mirror and shelf in the entryway, window treatments, BBQ, TV stand.

Excluded : Wall shelves in the living room and the master bedroom; a bench in the entryway.



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