

6535 Rue St-Dominique Montréal (Rosemont/La Petite-Patrie) (Montréal)

Reference: 17520454



\$ 739,000

2 Bedrooms 1 Bathroom 1 031 ft² / 1 108 ft²



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Informations non contractuelles

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Bedrooms : 2

Bathrooms : 1

Rooms : 7

Property area : 1 031 ft²

Plot size : 1 108 ft²

Construction : 1910

Floor : 3

Floors : 3

Spotlight on this magnificent, perfectly located unit. This third-floor home offers a large kitchen, an open-concept living space, two generously sized bedrooms, one with a walk-in closet, natural light from both sides, and several outdoor spaces. Enjoy a huge private rooftop terrace with an impressive panoramic view, plus a cozy private space at the back, right off the kitchen! A sure investment.

Located on the third and top floor of a small three-unit condominium, this 2-bedroom condo stands out for its natural light, its location, its open-concept living area and its outdoor spaces, including a large private rooftop terrace with unobstructed views of Montréal. A warm and welcoming living space in the heart of Little Italy. UNIT FEATURES- Open-concept living area combining the kitchen, dining room and living room, with natural light flowing through from front to back- Two generously sized bedrooms- Large entrance hall, ideal for our Canadian winters- Wood floors that bring warmth and character to the interior- Bathroom with separate bathtub and shower- Three outdoor spaces: a front balcony, a private nook at the back and a large rooftop terrace of approximately 400 sq. ft., ideal for entertaining and enjoying the sun at any time of day- Unobstructed views of the neighbourhood and surroundings BUILDING FEATURES- Three-storey building with a brick façade, masonry details and climbing vines- Small, self-managed undivided co-ownership- Building fully renovated in 2015 LOCATION- In the heart of Little Italy, in a setting where local shops play a central role- Close to the cafés, restaurants and shops of Saint-Laurent Boulevard- A location that combines neighbourhood living with private outdoor spaces ACCESSIBILITY Walk Score: 91/100 — Daily errands do not require a car Bike Score: 100/100 — Daily errands can be done by bike UNDIVIDED CO-OWNERSHIP- Financing available through Caisse Desjardins- Minimum 20% down payment ADDITIONAL INFORMATION- Room and outdoor space dimensions cannot be guaranteed.- The municipal and school tax amounts shown correspond only to the unit's share.

Included : Refrigerators, stove, dishwasher, washer, dryer, curtains, rooftop terrace furniture

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and barbecue (including gazebo), light fixtures, PAX wardrobes in the primary bedroom and walk-in closet, shoe cabinets in the entrance, rolling kitchen island.

Excluded : Seller's personal belongings, shelving and office furniture in the second bedroom, light fixtures in the dining room, primary bedroom and office.



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