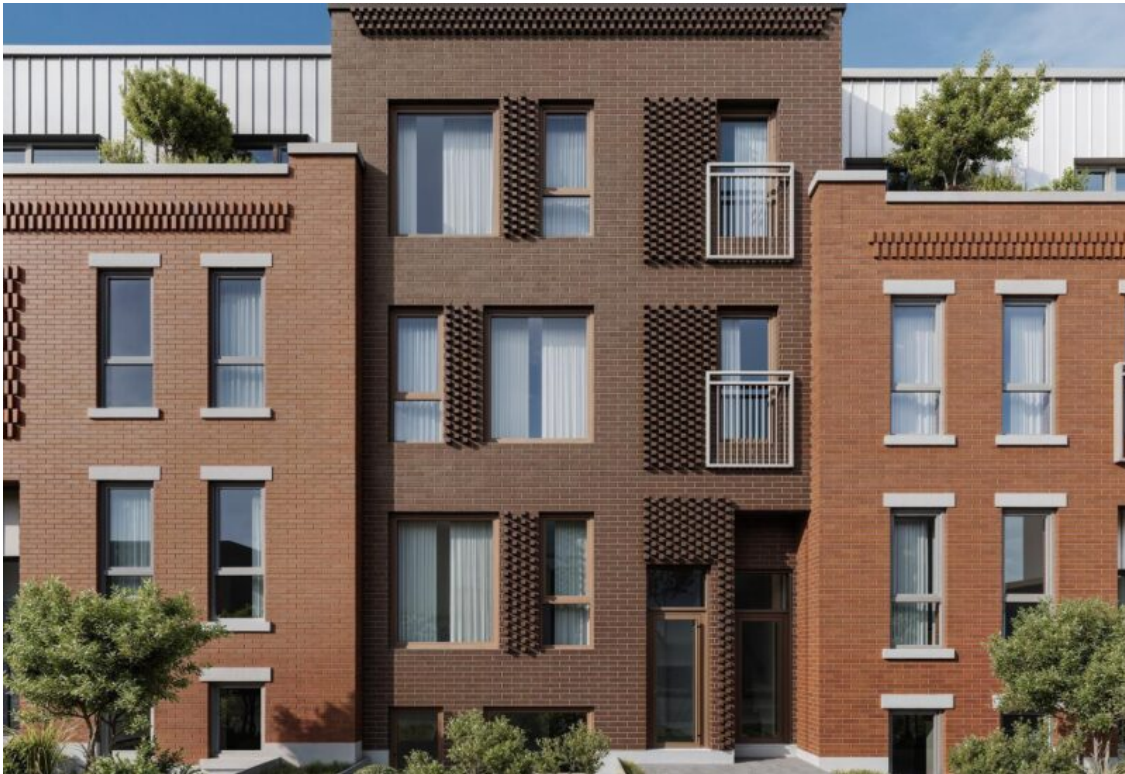


6836 Rue Marquette #1 Montréal (Rosemont/La Petite-Patrie) (Montréal)

Reference: 19848251



\$ 539,160

+TPS/TVQ (\$ 619,900)

3 Bedrooms 2 Bathrooms 1 040 ft²

Informations non contractuelles

BARNES Québec
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Bedrooms : 3

Bathrooms : 2

Rooms : 6

Property area : 1 040 ft²

Floor : 3

Floors : 3

Turin – Elegant 1,005 sq. ft. garden-level unit with a desirable west-facing orientation, offering beautiful natural light. The open-concept living space provides a harmonious layout, featuring a refined kitchen with a central island and dining area. Two well-sized bedrooms are positioned on opposite sides for optimal privacy, including a primary suite with a walk-in closet and ensuite bathroom. A second full bathroom completes the space. A versatile den adds flexibility to the layout. Outside, a private sunken patio of approximately 145 sq. ft. offers an intimate and pleasant outdoor living area.

Marquette Terraces – Le Turin Located in Rosemont–La Petite-Patrie, the Marquette Terraces project offers a contemporary collection of new condominiums designed to provide an optimal balance of design, comfort, and urban living. Developed by Samcon, a promoter recognized for the reliability of its projects. The building, currently under construction, features a design focused on durability and comfort, including superior soundproofing, quality materials, and particular attention to detail and the functionality of the spaces. The units offer optimized layouts with two or three bedrooms, either two full bathrooms or one bathroom with an additional powder room, depending on the unit. All feature bright open-concept living areas, modern kitchens with quartz countertops, as well as large private outdoor spaces. Some units also benefit from specific layouts based on their location within the building. The project is set in a dynamic environment, within immediate proximity to shops, restaurants, parks, and public transportation, offering a highly desirable urban lifestyle.

Unit Features – Le Turin: – Garden-level unit with desirable west-facing orientation – Bright open-concept living space – Functional kitchen with central island and dining area – Two (2) well-sized bedrooms positioned on opposite sides – Primary bedroom with walk-in closet and ensuite bathroom – Second bathroom *Private sunken patio of approximately 145 sq. ft.

Project Features: – 22-unit new condominium project developed in 4 distinct phases, including two 4-unit buildings and two 7-unit buildings – High-quality construction with enhanced soundproofing, including 5/8 gypsum, insulation wool, acoustic membrane flooring (AcousBoard type), and ceiling decoupling system (AcousVibe type) – Modern finishes and durable materials – Generous outdoor spaces – Wall-mounted heat pump (heating and cooling)

Additional Information: – The indicated square footage is gross and based on

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construction plans-Illustrations, renderings, and plans are for reference only and may differ from the final product-Condo fees are provided as an estimate and may be subject to adjustment based on the final condominium budget-Eligibility for tax rebates is the responsibility of the buyer

Included : Pantry, Kitchen hood, Giant water heater.

Excluded : Appliances



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