BARNES INTERNATIONAL REALTY | Québec

6840 Rue Marquette #1, Montréal (Rosemont/La Petite-Patrie)

Reference: 22072596



$ 486,975
+TPS/TVQ ($ 559,900)

2 Bedrooms 2 Bathrooms 850 ft²

Informations non contractuelles

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Bedrooms : 2	Bathrooms : 2	Rooms : 6
Property area : 850 ft²	Floors : 3	

Le Jean-Talon — Turnkey condo located on the garden level of a quality new construction, offering an open-concept living space filled with natural light thanks to its west-facing orientation. The unit features a custom kitchen with an island and breakfast area. Two well-sized bedrooms, positioned at opposite ends for added privacy, including a primary bedroom with an ensuite bathroom. A second full bathroom completes the layout. A large English courtyard of approximately 148 sq. ft. extends the living space, offering a pleasant and flexible outdoor area.

Terrasses MarquetteLocated in Rosemont–La Petite-Patrie, the Terrasses Marquette project offers a contemporary collection of new condominiums, designed to provide an optimal balance between design, comfort, and urban quality of life. Developed by Samcon, a builder recognized for the reliability of its projects.The building, currently nearing completion, features a design focused on durability and comfort, including superior soundproofing, quality materials, and particular attention to detail and functional use of space.Units offer optimized layouts with two (2) or three (3) bedrooms, with either two (2) full bathrooms or one (1) full bathroom and one (1) powder room, depending on the unit — all featuring bright, open-concept living spaces, modern kitchens with quartz countertops, and generous private outdoor areas. Certain units also benefit from specific features depending on their location within the building.The project is situated in a vibrant neighbourhood, within immediate proximity to shops, restaurants, parks, and public transit, offering a highly sought-after urban lifestyle.Unit Features (Jean-Talon):- Garden-level unit with west-facing open-concept living area (sunny side)- Kitchen island with counter seating for stools- Two (2) well-sized bedrooms located at opposite ends of the unit, including a primary bedroom with ensuite bathroom- Two (2) full bathrooms- Spacious 148 sq. ft. English courtyard, offering flexible outdoor living possibilitiesProject Features- 22-unit new condominium project developed in 4 distinct phases, comprising two 4-unit buildings and two 7-unit buildings- Quality construction with enhanced soundproofing, including 5/8 drywall, insulating wool, acoustic underlay (AcousBoard type), and ceiling decoupling system (AcousVibe type)- Modern finishes and durable materials- Generous outdoor spaces- Wall-mounted heat pump (heating and cooling)Accessibility- Walk Score: 86/100 — An ideal location where the

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majority of daily errands can be done on foot- Bike Score: 100/100 — A cyclist's paradiseAdditional Information:- The indicated area is gross and based on construction plans- Photos shown may be of other units. They are intended to give an idea of the finished product and are for illustration purposes only.- Condominium fees are provided as an estimate and may be subject to adjustment based on the final budget of the syndicate- Any eligibility for tax rebates remains the responsibility of the buyer

Included : Pantry, Kitchen hood, Giant water heater, Heat pump.

Excluded : Appliances

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