

6840 Rue Marquette #3 Montréal (Rosemont/La Petite-Patrie) (Montréal)

Reference: 21197769



\$ 713,112

+TPS/TVQ (\$ 819,900)

3 Bedrooms 2 Bathrooms 1 130 ft²

Informations non contractuelles

BARNES Québec
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Bedrooms : 3

Bathrooms : 2

Rooms : 7

Property area : 1 130 ft²

Floor : 3

Floors : 1

Le Belanger – Elegant condo located on the ground floor of a high-quality construction in La Petite-Patrie. Abundant windows, open-concept living space, custom kitchen, high-end finishes, and an island with a breakfast area that integrates seamlessly into the space. The property offers three well-sized bedrooms, including a primary bedroom with an ensuite bathroom, a layout designed for everyday comfort. In addition, two large terraces totaling approximately 213 sq. ft. extend the living space. A turnkey unit that stands out for its refined finishes. A solid value.

Marquette Terraces 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 functional living spaces. The units offer optimized layouts with two (2) or three (3) bedrooms, either two (2) full bathrooms or one (1) bathroom with an additional powder room, depending on the unit. All units feature bright open-concept living areas, modern kitchens with quartz countertops, and 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 (Bélanger) :- Elevated ground floor unit with west-facing orientation (excellent natural light)- Open living area with kitchen, central island, and dining nook- Two (2) well-sized bedrooms positioned at opposite ends of the unit- Primary bedroom with walk-in closet and ensuite bathroom- Additional versatile room (home office or multi-purpose space)- Large terrace of approximately 213 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)

Accessibility:- Walk Score of 86/100 — Most daily errands can be

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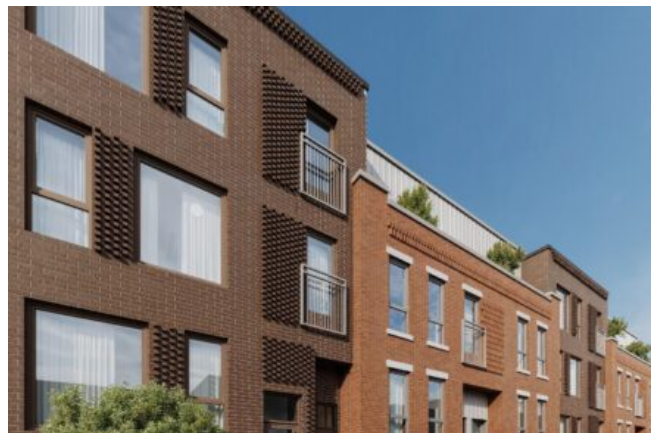


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accomplished on foot- Bike Score of 100/100 — A cyclist's paradise
Additional Information:-
The indicated square footage is gross and based on construction plans- Illustrations, renderings, and plans are for reference only and may differ from the final 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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