

6840 Rue Marquette #6 Montréal (Rosemont/La Petite-Patrie) (Montréal)

Reference: 16658242



\$ 578,300

+TPS/TVQ (\$ 664,900)

2 Bedrooms 1 Bathroom 780 ft²

Informations non contractuelles

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Bedrooms : 2

Bathrooms : 1

Rooms : 6

Shower rooms : 1

Property area : 780 ft²

Floor : 3

Floors : 3

Le Rosemont – Thanks to its west-facing orientation, this penthouse unit in a new construction benefits from exceptional natural light throughout the day. The open-concept living area offers a fluid and inviting layout. The property features two well-sized bedrooms with closets, as well as a full bathroom and a powder room adjacent to the living area. A large private terrace enhances the living space, providing an intimate outdoor setting. A turnkey unit offering a well-balanced combination of functionality, comfort, and quality craftsmanship.

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 (Rosemont) : – Third floor (PENTHOUSE) with west-facing open-concept living area (sunny side)– Two (2) well-sized bedrooms with closets– One full bathroom and one powder room adjacent to the living area– A large terrace for entertaining, approximately 90 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

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cooling)Accessibility:- Walk Score of 86/100 — Most daily errands can be accomplished on foot- Bike Score of 100/100 — A cyclist's paradiseAdditional 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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