BARNES INTERNATIONAL REALTY | Québec

6840 Rue Marquette #7, Montréal (Rosemont/La Petite-Patrie)

Reference: 21583647



$ 595,695
+TPS/TVQ ($ 684,900)

2 Bedrooms 2 Bathrooms 780 ft²

Informations non contractuelles

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Bedrooms : 2	Bathrooms : 2	Rooms : 6
Property area : 780 ft²	Floor : 3	Floors : 3

Le Saint-Hubert — Condo located in the penthouse of a 2026 construction, offering a bright and thoughtfully designed living environment. The property features two bedrooms positioned at opposite ends, allowing for a clear separation of living spaces. The primary bedroom includes an ensuite bathroom, and a second full bathroom completes the layout. Outside, the unit offers a large private terrace of approximately 94 sq. ft. A turnkey apartment featuring superior soundproofing, quality materials, and careful attention to detail and finishes. A solid value.

Terrasses Marquette — ST-HUBERT Unit (Penthouse)Located in Rosemont–La Petite-Patrie, the Terrasses Marquette project offers a contemporary collection of newly built 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 nearing completion, is designed with a focus on durability and comfort, featuring superior soundproofing, quality materials, and particular attention to detail and space functionality.The units offer optimized layouts with two (2) or three (3) bedrooms, including either two (2) full bathrooms or one (1) bathroom with an additional powder room, depending on the unit. All feature bright open-concept living spaces, modern kitchens with quartz countertops, and generous private outdoor spaces. Certain units also benefit from specific features based on their location within the building.The project is set in a dynamic environment, within close proximity to shops, restaurants, parks, and public transit, offering a highly sought-after urban lifestyle.Unit Features:- Third floor (PENTHOUSE) with an open-concept living space facing west (sun exposure)- Two (2) well-sized bedrooms located at opposite ends, including a primary bedroom with an ensuite bathroom- Two (2) full bathrooms- One large terrace, ideal for entertaining, with an approximate area of 94 sq. ft.Project Features:- 22-unit new condominium project developed in 4 distinct phases, including two 4-unit buildings and two 7-unit buildings- Quality construction with enhanced soundproofing, including 5/8 gypsum, insulation, acoustic membrane flooring (AcousBoard type), and ceiling decoupling system (AcousVibe type)- Modern finishes and durable materialsGenerous outdoor spaces- Wall-mounted heat pump (heating and air conditioning)Accessibility:- Walk Score: 86/100 — An ideal location where most daily errands

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can be accomplished 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

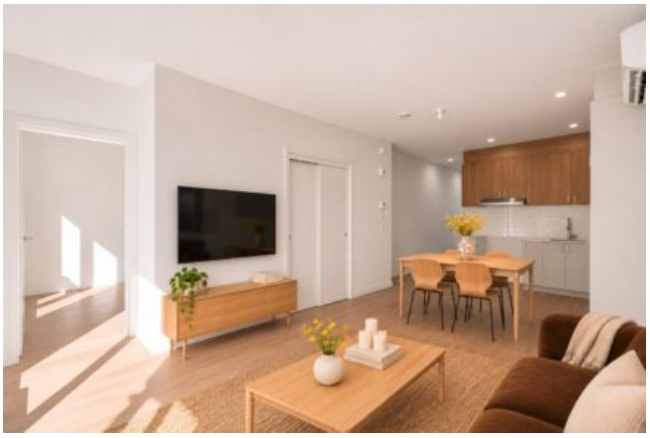
Included : Pantry, Kitchen hood, Giant water heater, Heat pump.

Excluded : Appliances

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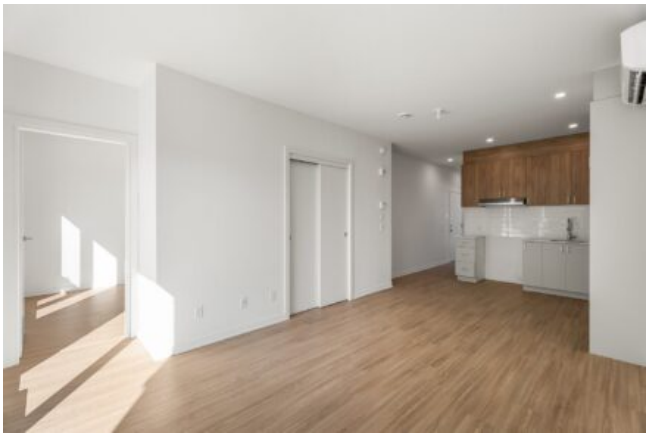
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