

# 6848 Rue Marquette #1 Montréal (Rosemont/La Petite-Patrie) (Montréal)

Reference: 26764032



**\$ 469,580**

**+TPS/TVQ (\$ 539,900)**

2 Bedrooms 2 Bathrooms 850 ft<sup>2</sup>

Informations non contractuelles

**BARNES Québec**  
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Bedrooms : 2

Bathrooms : 2

Rooms : 6

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Property area : 850 ft<sup>2</sup>

Floors : 4

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 Marquette – JEAN-TALON unit

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 under construction, 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 areas. 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:

– Garden-level unit with an open-concept living space facing west (sun exposure)- Kitchen island with counter seating for stools- Two (2) well-sized bedrooms located at opposite ends,

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including a primary bedroom with ensuite bathroom- Two (2) full bathrooms- Spacious 148 sq. ft. sunken courtyard (cour anglaise), offering flexible outdoor use

**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 materials- Generous outdoor spaces- Wall-mounted heat pump (heating and air conditioning)

**Accessibility:**

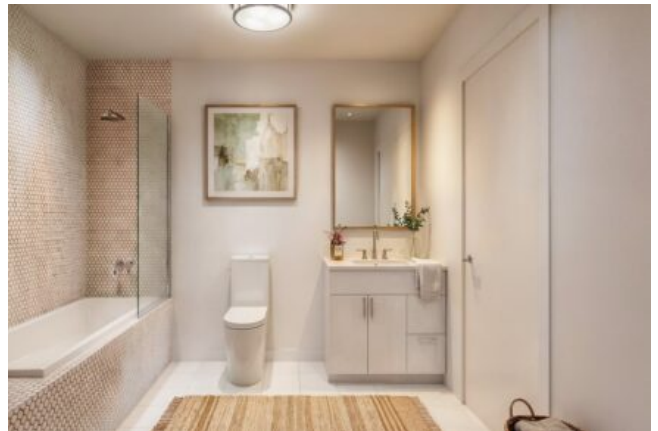
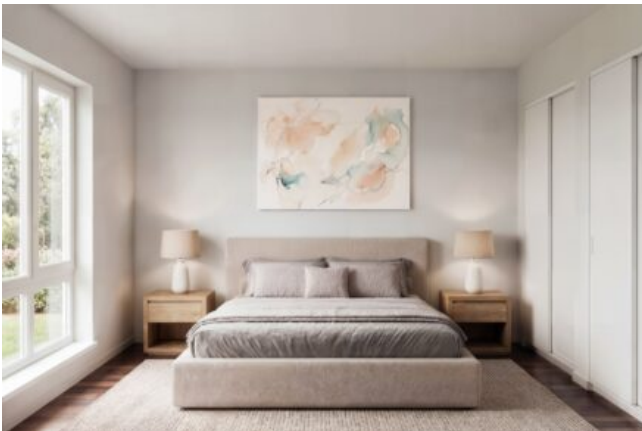
- Walk Score: 86/100 – Most daily errands can be accomplished on foot- Bike Score: 100/100 – A cyclist's paradise

**Additional Information:**

- The indicated area is gross and based on construction plans- Illustrations, renderings, and plans are for reference only and may differ from the final product- 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.

Excluded : Appliances



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