

6848 Rue Marquette #2 Montréal (Rosemont/La Petite-Patrie) (Montréal)

Reference: 26430596



\$ 547,858

+TPS/TVQ (\$ 629,900)

2 Bedrooms 2 Bathrooms 1 220 ft²

Informations non contractuelles

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Bedrooms : 2

Bathrooms : 2

Rooms : 8

Shower rooms : 1

Property area : 1 220 ft²

Floor : 3

Floors : 1

Le Fabre – Beautiful two-level condo featuring an open-concept living space with a layout that is both well thought out and functional. Two well-sized bedrooms are positioned at opposite ends for added privacy, including a primary bedroom with an ensuite bathroom and walk-in closet. A versatile additional space allows for the setup of a home office or boudoir, depending on the buyer's needs. The property also includes an additional full bathroom as well as a powder room. An English courtyard of approximately 95 sq. ft. completes the property, offering a private and inviting outdoor space. A sure value.

Terrasses Marquette – FABRE 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:- Two-level condo concept with open-concept living space- Two (2) well-sized bedrooms located at opposite ends, including a primary bedroom with ensuite bathroom and walk-in closet- Additional space suitable for a home office or other needs- Two (2) full bathrooms and one (1) additional powder room Spacious 95 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

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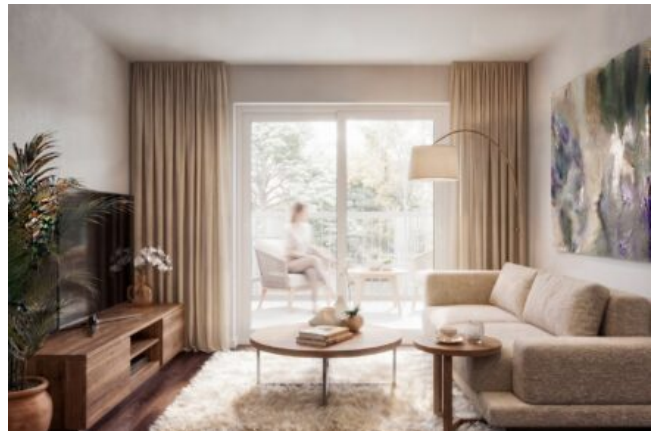


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type), and ceiling decoupling system (AcousVibe type)- Modern finishes and durable materials- Generous outdoor spaces- Wall-mounted heat pump (heating and air conditioning)Accessibility:- Walk Score: 86/100 — Most daily errands can be accomplished on foot- Bike Score: 100/100 — A cyclist's paradiseAdditional 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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