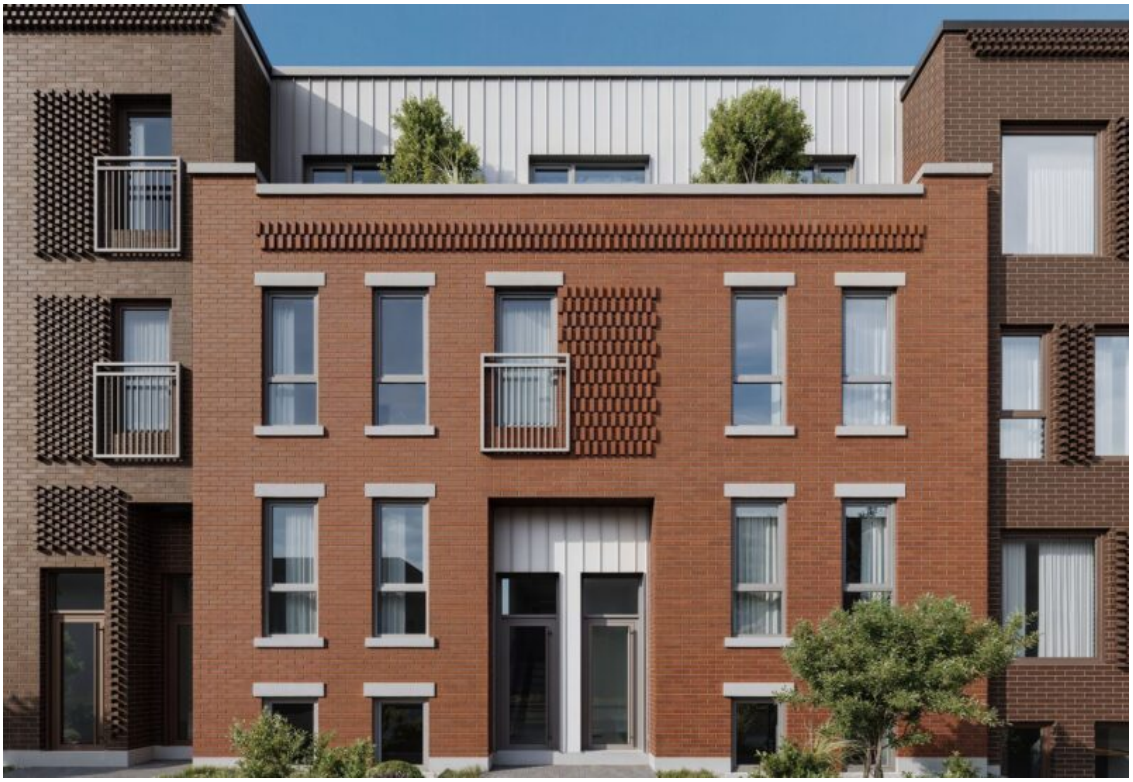
BARNES INTERNATIONAL REALTY | Québec

6848 Rue Marquette #3 Montréal (Rosemont/La Petite-Patrie) (Montréal)

Reference: 25676373



$ 695,716
+TPS/TVQ ($ 799,900)

3 Bedrooms 2 Bathrooms 1 130 ft²

Informations non contractuelles

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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.

çTerrasses Marquette – BÉLANGER unitLocated 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 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:- Ground-floor unit with an open-concept living space facing west (optimal sunlight)- Kitchen island with counter seating for stools- Three (3) well-sized bedrooms, including a primary bedroom with an ensuite bathroom- Two (2) full bathrooms- Functional entry hall with storage- Two (2) large terraces, ideal for entertaining, totaling approximately 213 sq. ft. of outdoor spaceProject 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 —

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An ideal location where 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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