BARNES INTERNATIONAL REALTY | Québec

6848 Rue Marquette #6 Montréal (Rosemont/La Petite-Patrie) (Montréal)

Reference: 19887818

$ 547,858
+TPS/TVQ ($ 629,900)

2 Bedrooms 1 Bathroom 750 ft²

Informations non contractuelles

BARNES Québec
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Bedrooms : 2	Bathrooms : 1	Rooms : 6
Shower rooms : 1	Property area : 750 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.

Terrasses Marquette — ROSEMONT 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 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:- Third floor (PENTHOUSE) with an open-concept living space facing west (sun exposure)- Two (2) well-sized bedrooms with closets- One (1) full bathroom and one (1) powder room adjacent to the living area- One large terrace, ideal for entertaining, with an approximate area of 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- 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-

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mounted heat pump (heating and air conditioning)Accessibility:- Walk Score: 86/100 — 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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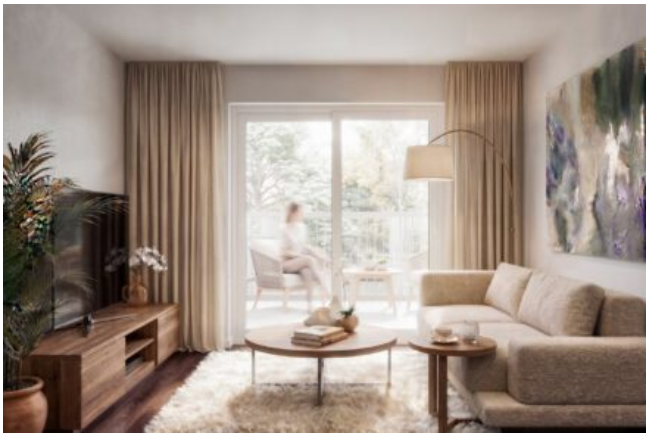

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