

734 Rue de Namur Saint-Lambert (Montréal)

Reference: 28346471



Sold

3 Bedrooms 1 Bathroom 2 088 ft² / 3 218 ft²



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Informations non contractuelles

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Bedrooms : 3

Bathrooms : 1

Rooms : 10

Shower rooms : 1

Property area : 2 088 ft²

Plot size : 3 218 ft²

Construction : 1995

Elegant and refined townhouse offering 2,086 sq. ft. over three levels, plus a finished basement. Fully renovated with premium materials, it features a light-filled living space with a three-sided central gas fireplace, a true architectural centerpiece. High-end kitchen with marble island and custom cabinetry. Two bedrooms upstairs and a stunning centrally located bathroom. Versatile mezzanine ideal as a family room or office. Beautiful backyard and garage complete this exceptional property. Close to schools, parks, public transit (REM) and all services. A golden opportunity in a sought-after area.

Premium Materials:- Cherry wood flooring- Custom cabinetry and kitchen crafted by cabinetmaker Sébastien Dufour (Mobelo Inc.)- Nero Marquina marble countertops- Fisher & Paykel appliances- Integrated linear architectural LED ceiling lighting- L'Attisée fireplace (with custom support allowing the fireplace to be suspended)- Heated flooring in the upstairs bathroom

Regarding the condo fees, discussions with the condo board have taken place to significantly reduce contributions in 2026, as the contingency fund is in a strong position (approximately \$25,000).

No major expenses are anticipated in the short term, as the roof was replaced in 2023 and the driveways and catch basins were completely redone in 2016 and remain in excellent condition.

The only anticipated shared expenses are essentially the building insurance, landscaping maintenance, and snow removal.

Included : Built-in refrigerator, oven, cooktop, dishwasher, window coverings, pendant light above the kitchen island, Pax units in both bedrooms, wall bed in the mezzanine (mattress

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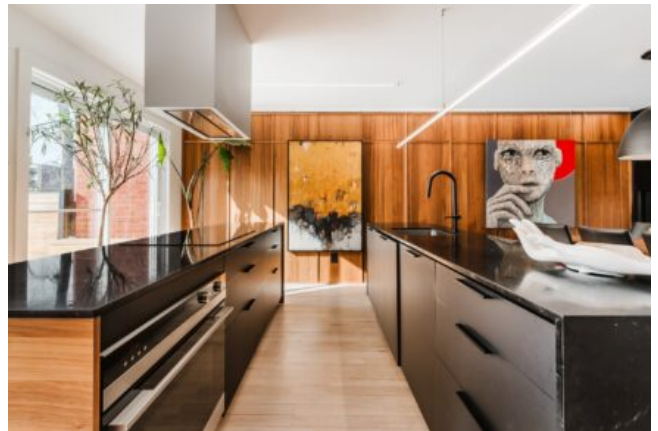
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excluded), central vacuum and accessories.

Excluded : Pendant light above the dining room table, mattress for the wall bed in the mezzanine, washer and dryer, picture hanging system, large mirror in the primary bedroom.



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