

## 75 Av. Courcellette Montréal (Outremont) (Montréal)

Reference: 21558738



**\$ 2,850,000**

4 Bedrooms 3 Bathrooms 2 238 ft<sup>2</sup> / 4 101 ft<sup>2</sup>



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Informations non contractuelles

**BARNES Québec**  
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quebec@barnes-international.com

Bedrooms : 4

Bathrooms : 3

Rooms : 16

Shower rooms : 1

Property area : 2 238 ft<sup>2</sup>

Plot size : 4 101 ft<sup>2</sup>

Construction : 1931

Magnificent fully renovated character home, blending timeless charm with modern comfort, ideal for family living. Its Tudor-style façade enhances the home's historic charm and unique character. Located in the highly sought-after Upper Outremont, near the foot of Mount Royal, St-Germain School, Pensionnat du Saint-Nom-de-Marie, and Université de Montréal. The home offers 4 bedrooms and 2 bathrooms on the upper level, a bright kitchen opening onto a beautiful sun-filled backyard with an in-ground pool. Ample storage space, including a garage, and three driveway parking spaces. A rare opportunity in an exceptional location.

Charming Tudor-style property set on a beautifully landscaped lot, featuring a stunning southwest-facing, sun-filled backyard enhanced by a heated in-ground pool—a true private oasis.

#### Main Floor:

From the moment you enter, an elegant arched front door sets the tone and opens onto a welcoming central hall with a vestibule offering a double closet and a powder room. The living room, open to the dining area, is highlighted by a wood-burning fireplace with marble mantel, leaded glass windows, and a warm, inviting atmosphere. The dining room flows into a thoughtfully renovated kitchen featuring heated floors, quartz countertops, an under-mount double sink, and a central island with seating for four, with direct access to the backyard. A discreet laundry area is integrated into the hallway closet. Ceiling heights: 8'7" to 9'2"

#### Second Floor:

The staircase is filled with natural light thanks to a skylight. The primary suite offers a bedroom with walk-in closet, a bright boudoir area, and an ensuite bathroom with glass-enclosed shower. The floor also includes three additional generously sized bedrooms, one currently used as an office with custom built-in storage, as well as a second full bathroom. Ceiling height: 8'6"

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Basement:

Spacious family room with dining area and adjacent bathroom. Ample storage space, including a cedar closet and a wine cellar. Exterior access. Ceiling height: 7'7"

Exterior:

Beautiful southwest-facing backyard, ideal for enjoying full sun exposure. Heated in-ground saltwater pool, exterior lighting, and an automated irrigation system. Detached garage currently used for storage. Three driveway parking spaces.

\*\*Stoves, fireplaces, combustion appliances, and chimneys are sold without warranty as to their compliance with applicable regulations and insurance company requirements.

Included : Refrigerator, Stove, Dishwasher, Microwave, Washer & Dryer, Light Fixtures, Two (2) Bedroom Wardrobes, Garden Accessories in the Garage.



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