

7836 Rue St-Denis Montréal (Villeray/Saint-Michel/Parc-Extension) (Montréal)

Reference: 15361638



\$ 599,000

3 Bedrooms 1 Bathroom 1 219 ft²



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Informations non contractuelles

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Bedrooms : 3

Bathrooms : 1

Rooms : 7

Property area : 1 219 ft²

Construction : 1931

Floor : 2

Floors : 3

Rare opportunity in the heart of Villeray! Located on the second floor of a triplex, this bright and well-laid-out unit offers two bedrooms, including a double bedroom that allows for the addition of a home office or a versatile living space. The open-concept living area is welcoming and filled with natural light, with access to a private balcony. The building has recently undergone major renovations, providing welcome peace of mind. An exceptional location in one of Montréal's most dynamic and sought-after neighborhoods, renowned for its quality of life and strong sense of community. A sound investment!

WHAT YOU NEED TO KNOW: Undivided share: To be confirmed upon receipt of the draft undivided co-ownership agreement, which is currently being prepared. The unit offered corresponds to the second floor of a triplex. The undivided co-ownership is currently in the process of being created following the sale of this unit by the seller. The ground floor is occupied by the owner-occupant, who recently completed major renovations to all units in a single phase, contributing to the overall upgrade and increased value of the building. Located in the heart of Villeray, the property benefits from a highly sought-after urban setting, within walking distance of Jarry metro station, Jarry Park, Jean-Talon Market, schools, as well as numerous neighborhood shops, cafés, and restaurants. Undivided Co-Ownership – Important Information Minimum down payment: 20% Financing available through Caisse Desjardins Municipal and school taxes are calculated based on the undivided share, which is approximate and will be established in the draft co-ownership agreement No right of first refusal The gross living area indicated above is a gross measurement The net area of the unit according to the certificate of location is 102.3 m² (1,101.1 sq. ft.)

Included : Lighting and Curtains



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