

# 3394 Rue de Rushbrooke Montréal (Verdun/Île-des-Sœurs) (Montréal)

Reference: 21615632



**\$ 1,800 per Month**

2 Bedrooms 1 Bathroom 800 ft<sup>2</sup>



**Jeremy Benaroch**  
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Informations non contractuelles

**BARNES Québec**  
1472 Sherbrooke Ouest  
Montréal, QC H3G 1L3



+1 514.933.3235  
quebec@barnes-international.com



Bedrooms : 2

Bathrooms : 1

Rooms : 4

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Property area : 800 ft<sup>2</sup>

Construction : 1957

Floor : 1

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Floors : 3

Bright and well laid out 2 bedroom, 1 bathroom apartment ideally located in the heart of Verdun. Set on a quiet residential street just steps from Wellington Street's shops and cafés, this unit offers comfortable living in a vibrant neighborhood. Enjoy a quick walk to Parc Arthur-Therrien, the Verdun Beach, waterfront paths, Lasalle metro, and convenient access to the REM and major highways. A location that blends city energy with outdoor living.

The following conditions form an integral part of the Lease and are intended to align with standard residential bylaws and to protect the Lessor's rights and the proper administration of the building:

1. Use of Premises: The dwelling shall be used solely for residential purposes by the Tenant(s) named in the Lease. No commercial or short-term rental activity is permitted.
2. Occupancy: The unit shall not be sublet, assigned, or occupied by additional persons without the Lessor's prior written consent.
3. Pets: No pets are permitted unless expressly authorized in writing by the Lessor.
4. Smoking & Cannabis: Smoking and cannabis consumption are strictly prohibited inside the dwelling and in all common areas of the building.
5. Noise & Conduct: The Tenant shall not disturb other occupants and must comply with all municipal regulations and building rules regarding noise and conduct.
6. Maintenance & Condition: The Tenant agrees to maintain the unit in clean and good condition and return it at the end of the Lease in the same condition as delivered, subject only to normal wear and tear.
7. Repairs & Alterations: No alterations, painting, installation of fixtures, or structural

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modifications may be made without prior written consent of the Lessor.

8. Insurance: The Tenant must maintain valid tenant liability insurance for the duration of the Lease and provide proof upon request.

9. Keys & Access: The Tenant shall not duplicate keys without authorization. Lost keys or access devices will be replaced at the Tenant's expense.

10. Compliance: The Tenant agrees to comply with all applicable municipal bylaws and any building regulations in force.

Included : Fridge, stove, microwave, dishwasher, washer, dryer, air conditioning.

Excluded : Hydro, internet, cable, and tenant's insurance.

