

8002 Rue St-Dominique Montréal (Villeray/Saint-Michel/Parc-Extension) (Montréal)

Reference: 16235344



\$ 5,200 per Month

4 Bedrooms 2 Bathrooms 2 800 ft²



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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
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Bedrooms : 4

Bathrooms : 2

Rooms : 12

Property area : 2 800 ft²

Construction : 1929

Floor : 1

Floors : 3

Villeray | Spacious Renovated 2-Storey Unit – Available July 1st Sophisticated 4-bedroom, 2-bathroom unit (including one with underfloor heating in the basement). Located steps away from Jarry Park, De Castelnau Street, and the Jean-Talon Market. Bright, fluid living space with a private terrace.

VILLERAY | Spacious Two-Storey Apartment Renovated with Care Located in the heart of one of Montreal’s most sought-after neighborhoods, this expansive two-level unit combines high-end renovations with a sophisticated design. Available for occupancy starting July 1st.

Neighborhood & Location The unit is strategically located within walking distance of Villeray’s most iconic landmarks:

Green Spaces: Immediate proximity to Jarry Park, the neighborhood’s “green lung” featuring trails, a pond, and sports facilities.

Shopping & Gastronomy: Steps away from De Castelnau Street (pedestrianized in summer) and the Jean-Talon Market. The area is teeming with specialty coffee shops (Larue & fils, Oui Mais Non) and artisanal bakeries (Le Pain dans les voiles).

Transportation: Quick access to Jarry and Jean-Talon metro stations (Orange and Blue lines), providing an easy commute to Downtown.

Key Features Layout: A bright and fluid living space spread over two floors, offering an ideal separation between the living areas and the four (4) spacious bedrooms.

Bathrooms: Two contemporary bathrooms. The basement bathroom features underfloor heating for optimal thermal comfort.

Outdoor Space: Exclusive private terrace.

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Inclusions & Appliances The unit is leased equipped:

Appliances: Refrigerator, stove, dishwasher, washer, and dryer.

Furniture & Decor: Dining room table and chairs, two Queen-size beds with nightstands, outdoor patio furniture, as well as all existing wall decor and window treatments.

Lease Conditions THE FOLLOWING CONDITIONS MUST FORM AN INTEGRAL PART OF ANY PROMISE TO LEASE:

Screening: The prospective tenant must undergo a credit check to the LANDLORD's full satisfaction. If a credit check is not feasible, proof of funds covering three (3) months' rent will be required. An employment letter or employment contract stating position and income is required.

Forms: The OACIQ CVHP form must be completed in the name of the TENANT and BARNES-QUÉBEC INC.

Payments at Signing: Payment of the first month's rent and a \$2,600 security deposit for the provided furniture.

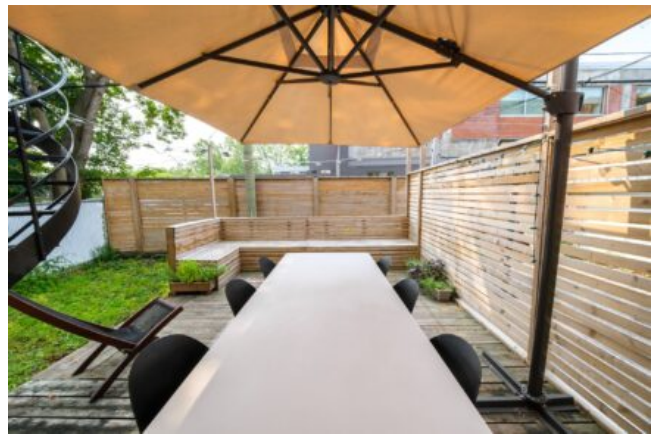
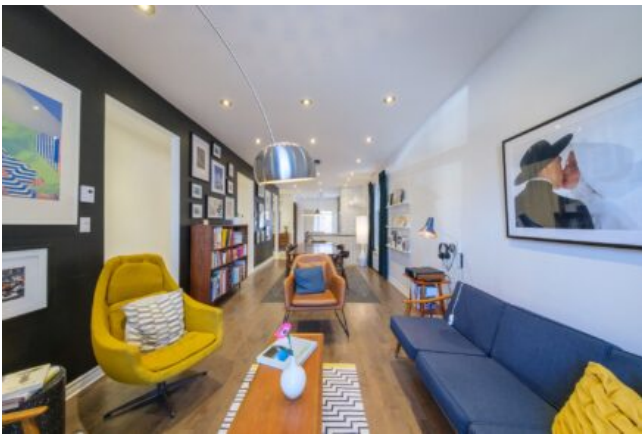
Insurance: Proof of \$2,000,000 liability and tenant insurance required prior to occupancy.

Usage & Rules: Strictly non-smoking unit (tobacco, cannabis, vaping). Cannabis cultivation is strictly prohibited. No pets allowed (unless otherwise agreed upon in writing). Short-term rentals (Airbnb style) are prohibited. Full compliance with all building regulations is required.

Logistics & Fees: A walk-through inspection will be conducted at move-in and move-out. Electricity, telephony, and cable/internet costs are the TENANT's responsibility, as are all moving-related expenses.

Included : Appliances: Refrigerator, stove, dishwasher, washer, and dryer. Furniture & Decor: Dining room table with chairs, two Queen-size beds with two nightstands, outdoor patio furniture, as well as all existing wall decor and window treatments.

Excluded : Tenants' personal effects.



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