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Delivering the Impossible  
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**Montréal (Verdun/Île-des-Sœurs)-60, Rue Berlioz, 607**

**\$431,500**



**60, Rue Berlioz, Montréal (Verdun/Île-des-Sœurs),  
H3E1M4**

ULS : 18744199

## VISITE DE LA PROPRIÉTÉ

Le Verrière II - A cac condo. The unit features an open floor plan, stunning views, and an indoor garage #B64. The well-maintained building offers a lifestyle with indoor and outdoor pools, a sauna, a gym, a concierge, and beautiful gardens overlooking the river. Close to all amenities and public transportation.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	1
Salle de bain en vedette	1
Garage en vedette	3
Piscine Vedette	Other , Outdoor , Heated , Inground , Indoor

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$113,500.00
Évaluation du bâtiment	\$318,000.00
Évaluation municipale	\$431,500.00

#### Taxes

Municipale	\$2,782.00
École	\$342.00
Total	\$3,124.00

#### Dépense annuelle

Frais de copropriété	\$10,668.00
Total	\$10,668.00

## ADDENDA

Nestled in the heart of Île-des-Soeurs, this sumptuous one-bedroom unit will captivate you from the moment you step inside with its spectacular view of downtown Montreal. Flooded with natural light thanks to an impressive wall of windows, the generous living space perfectly combines comfort with breathtaking urban panoramas.

This condo also stands out for the elegance of its common areas, designed to offer a high-end lifestyle. Whether enjoying the indoor pool in winter or the outdoor pool in summer, every moment spent here becomes a true interlude of well-being. The jacuzzi, dry sauna, and fully equipped gym complete this unique experience. Outside, walking trails and direct access to the St. Lawrence River allow you to reconnect with nature on a daily basis, while cycling enthusiasts will appreciate the island's most beautiful bike paths.

In terms of transportation, the location offers remarkable accessibility. You are only 10 minutes from downtown Montreal, with quick access to bus lines 168, 178, and 12, as well as the Île-des-Soeurs REM station, ensuring smooth mobility for both work and leisure.

The location is simply ideal. Within walking distance, you will find all the essential amenities: grocery stores, pharmacies, banks, restaurants, and cafés. This peaceful area along the river is also rich in parks and green spaces, perfect for nature lovers and families. Just a few steps away is Marguerites Elementary School, a major asset for young parents.

This condo embodies refinement, tranquility, and an active lifestyle. An exceptional address where luxury, comfort, and quality of life come together.

### IMPORTANT:

The sale is made without legal warranty, at the buyer's risk.

The buyer;

The notary acting as instrumentator will be a notary chosen by the Seller;

A deposit of 5% made payable to the law firm Paquette & Associés,

Bailiffs in trust, must be sent within 24 hours of acceptance;

\*\*\*All documents required by the buyer are at the expense of the buyer;\*\*\*

No remuneration will be paid to the broker if, prior to the signing of the deed of sale, the owner of the property or a third party remedies the defects, pays the sums due to the judgment creditor, or the said creditor withdraws its judgment and there is no longer any reason to proceed with the present sale under judicial supervision. The same applies if

the seller is prevented from proceeding with the sale by an injunction, order or judgment of a court or if the owner transfers his property in accordance with the provisions of the Bankruptcy and Insolvency Act.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1986
Number of Rooms	5
Superficie Habitable	865.43 PC
Nombre d'étages	18
Garage	Heated , Fitted , Single width

## Caractéristiques du terrain et extérieur

Vue	Panoramic
Stat. (total)	Garage , 1
Cadastre - Parking (inclus dans le prix)	Garage , 1
Piscine	Other , Outdoor , Heated , Inground , Indoor
Proximité	Highway , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	6	5.5x5.5 ft	Ceramic tiles	
Living room	6	5.5x5.5 ft	Carpet	
Bathroom	6	5.5x5.5 ft	Ceramic tiles	
Master bedroom	6	5.5x5.5 ft	Carpet	
Bedroom	6	5.5x5.5 ft	Carpet	

## Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Un accès facile	Elevator
Services disponibles	Exercise room , Community center

## INCLUSIONS & EXCLUSIONS

Inclusions	Nil
Exclusions	All

