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Delivering the Impossible
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Montréal (Le Sud-Ouest)-101, Rue Peel, 1851

\$819,900



101, Rue Peel, Montréal (Le Sud-Ouest), H3C0Y1

ULS : 17479164

[VISITE DE LA PROPRIÉTÉ](#)

Located on the 18th floor of the Marie-Robert, this corner unit offers stunning city views. Features 3 bedrooms, 2 full bathrooms, a bright open-concept living area, and a primary bedroom with a walk-in and ensuite. Large 44-ft private balcony. Indoor parking and storage included. Building offers a rooftop pool, terrace, gym, lounge, and security. Ideally located in the heart of Griffintown, near services, transit, and the Lachine Canal.***Repossession ALL documents will be at the strict charge of the promising buyer.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Garage en vedette	3
Piscine Vedette	Heated , Inground

Financiers

Évaluation municipale

Évaluation du terrain	\$88,300.00
Évaluation du bâtiment	\$894,300.00
Évaluation municipale	\$982,600.00

Taxes

Municipale	\$5,886.00
École	\$704.00
Total	\$6,590.00

Dépense annuelle

Frais de copropriété	\$6,552.00
Total	\$6,552.00

ADDENDA

Located on the 18th floor of the Marie-Robert, this stunning corner unit offers a breathtaking bird's-eye view of the city. Featuring three bedrooms and two full bathrooms, the layout is exceptionally well designed. The master bedroom is set apart for privacy and includes a walk-in closet and an ensuite bathroom. The open-concept living area is bright and airy thanks to expansive windows, while a corner bedroom ideal as an office, provides a sweeping panoramic view.

A remarkable highlight of this condo is its private 44-foot balcony, perfect for entertaining guests or simply relaxing while admiring the skyline. The unit also includes indoor parking and storage space, ensuring comfort and convenience. The Marie-Robert offers a range of luxurious common areas that elevate the living experience: a rooftop pool, an exceptional terrace overlooking the iconic Five Roses Factory, a high-end gym, a spa circuit (currently under construction), a stylish lounge with pool table, and a workspace. A security guard is also on site.

Griffintown is one of Montreal's most vibrant and sought-after neighbourhoods, offering an outstanding quality of life. You will enjoy a wide selection of restaurants, caf?s, and boutiques, as well as quick access to public transportation, the future REM, and major roadways. The scenic Lachine Canal promenade is also just a short walk away.

Les exigences de la vente :

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- Un d?p?t de 5% et l'Annexe du Vendeur sont requis avec toute offre soumise.
- Le notaire sera d?sign? par le Vendeur sans exception.
- Allouer un d?lai d'acceptation de 72 heures ouvrables irr?vocable ? toute offre soumise.
- Nonobstant la clause 7 du pr?snt contrat, la r?tribution au courtier est payable ? l'expiration des d?lais pr?vus au Code de proc?dure civile.
- L'Annexe du Vendeur fait partie int?grante de la fiche descriptive de l'Immeuble.
- Les clauses 8.1.2 ? 8.10 sont retir?es (non applicables) du pr?snt contrat de courtage.
- Aucune r?tribution, d?dommagement ou remboursement de frais et/ou d?penses ne sera vers? ? l'agence ou au courtier si, avant la signature de l'acte de vente, le propri?taire de l'immeuble ou un tiers rem?die aux d?fauts et qu'il n'y a plus lieu de proc?der ? la vente sous contr?le de justice. Il en va de m?me si le vendeur est emp?ch? de proc?der ? la vente.
en raison d'une proc?dure d'injonction, ordonnance ou jugement du tribunal, ou si le propri?taire fait cession de ses biens conform?ment aux dispositions de la Loi sur la faillite et l'insolvabilit?.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2021
Number of Rooms	9
Superficie Habitable	1,081.78 PC
Nombre d'étages	23
Garage	Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Vue	Water , City
Stat. (total)	Garage , 1
Cadastre - Parking (inclus dans le prix)	Garage , 1
Piscine	Heated , Inground
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	18	10.7x8.4 ft	Wood	
Dining room	18	9.3x9.8 ft	Wood	
Living room	18	8.8x11 ft	Wood	
Master bedroom	18	8.6x11.9 ft	Wood	
Walk-in	18	8.10x4 ft	Wood	
Bedroom	18	11.7x9.6 ft	Wood	
Bedroom	18	11.9x11.4 ft	Wood	
Bathroom	18	6x8.5 ft	Ceramic tiles	Ensuite

Bathroom	18	10.6x6.9 ft	Ceramic tiles	Shower/Bath
Hallway	18	4.8x4.9 ft	Wood	Double Closet

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Wall-mounted air conditioning , Ventilation system , Entry phone , Electric garage door , Sauna
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Un accès facile	Elevator
Services disponibles	Fire detector

INCLUSIONS & EXCLUSIONS

Inclusions	aucune
Exclusions	all

