

Mario Conte
Delivering the Impossible
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Montréal (Ville-Marie)-1464, Rue Frontenac, 5

$624,900



1464, Rue Frontenac, Montréal (Ville-Marie), H2K2Y7

ULS : 22763147

VISITE DE LA PROPRIÉTÉ

Stunning corner condo facing Jos-Montferrand Park -- Exceptional location. This meticulously maintained corner condo is situated in a vibrant and up-and-coming neighborhood, directly across from Jos-Montferrand Park. Offering three bedrooms and one bathroom, this bright unit boasts abundant windows and high ceilings, creating a wonderful sense of space and comfort. Ideally located close to downtown and all amenities. A dynamic neighborhood offering an exceptional quality of life, with a perfect score for walkability. Please see Addendum.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

Financiers

Évaluation municipale	
Évaluation du terrain	$100,000.00
Évaluation du bâtiment	$473,400.00
Évaluation municipale	$573,400.00
Taxes	
Municipale	$3,375.00
École	$422.00
Total	$3,797.00
Dépense annuelle	
Frais de copropriété	$5,400.00
Total	$5,400.00
Énergie	
Électricité	$1,140.00

ADDENDA

LOCATION
Beautiful condo ideally located near downtown and all amenities:
* Grocery stores, restaurants, cafes, cultural and sports centers within walking distance
* Less than a 10-minute walk to Frontenac and Papineau metro station (green line)
* Several BIXI stations closeby
* Auto share station closeby
* Grocery store just 2 minutes away and (IGA, Maxi, Super C , Métro)
* SAQ a less than 10 minute walk (Opening soon)
* Public Market opened year round (Marché Maissoneuve)
* Elementary and high schools, and daycares nearby
* 5 parks accessible within a 10-minute walk
* Easy access to bike paths
Magnificent private rooftop terrace offering spectacular views of the fireworks, the city, the river, the South Shore, and partial views of Mount Royal. The perfect place to enjoy beautiful summer evenings under the stars. A unique property not to be missed.
A vibrant neighborhood offering an exceptional quality of life, with a perfect score for walking.
AN AREA UNDERGOING TRANSFORMATION
Located near Place Frontenac shopping center and the Jean-Claude-Malépart Centre (with indoor pool), this area is undergoing significant development. The Faubourg Sainte-Marie is renowned for its artistic and cultural vitality and continues to grow with major urban projects. Located steps from the large-scale Quai DeLorimier project ($500M), including a performance hall, shops, a hotel and residential spaces -- a major asset for the development of the area.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2011
Number of Rooms	7
Superficie Habitable	1,152.82 PC
Nombre d'étages	3
les fenêtres	Aluminum , PVC
Type de Windows	Crank handle
Salle de bain / salle d'eau	Separate shower

Caractéristiques du terrain et extérieur

Stat. (total)	Outdoor , 1
Cadastre - Parking (inclus dans le prix)	Driveway , 1
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport , University

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	3rd floor	13x15 ft	Wood	
Dining room	3rd floor	14x10 ft	Wood	
Kitchen	3rd floor	9.7x8 ft	Ceramic tiles	
Master bedroom	3rd floor	12x12 ft	Wood	
Bedroom	3rd floor	11x12 ft	Wood	
Bathroom	3rd floor	12x8.6 ft	Ceramic tiles	
Bedroom	3rd floor	10.9x10.2 ft	Wood	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Other , thermopome- convectaire , Electricity
Équipements / services	Entry phone , Alarm system , Wall-mounted heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Aménagement paysager	Fenced , Landscape
Caractéristiques distinctives	Other , Facing a park
Restrictions / autorisations	Animals allowed

INCLUSIONS & EXCLUSIONS

Inclusions	24,000 BTU wall-mounted heat pump, electrical fixtures, blinds, stove, refrigerator, dishwasher, 2022 electric water heater, alarm system, patio furniture and back balcony.

MARIO CONTE
REAL ESTATE BROKER