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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.

## 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
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### 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 Maissonneuve )
- \* 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.

