



Mario Conte
Delivering the Impossible
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Mascouche-2143, Av. de la Gare

\$369,000



2143, Av. de la Gare, Mascouche, J7K0M5

ULS : 17179096

[VISITE DE LA PROPRIÉTÉ](#)

IMMEDIATE OCC :Turnkey condo with a modern design, located on the 3rd and top floor. Features include 2 garages, 2 bedrooms, a dedicated office nook perfect for working from home, 3 storage lockers, wall-mounted air conditioning, stylish 2019 flooring, an open-concept layout with a stunning cathedral ceiling, a spacious laundry room, and much more! Several inclusions are offered, including all high-end light fixtures, blinds and curtains, an ethanol fireplace, and all kitchen appliances. Ideally located with quick access to Highways 25 and 640, walking distance of the commuter train station, parks, bicycle paths, and all nearby amenities

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1
Garage en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$89,900.00
Évaluation du bâtiment	\$190,300.00
Évaluation municipale	\$280,200.00

Taxes

Municipale	\$2,515.00
École	\$163.00
Total	\$2,678.00

Dépense annuelle

Frais de copropriété	\$4,104.00
Total	\$4,104.00

ADDENDA

This magnificent condo, located on the 3rd and top floor with no neighbors above, will captivate you with its open-concept layout featuring a stunning cathedral ceiling, contemporary finishes, beautiful 2019 natural maple-colored flooring, as well as its 2 garages and 3 practical storage lockers.

Only one owner since construction, meticulously maintained and in virtually like-new condition!

- Entrance hall with ceramic flooring and a large customized closet
- Dedicated office space, perfect for working from home, or easily converted into a larger entrance area
- Spacious open-concept living area with a magnificent cathedral ceiling
- Large dining room ideal for entertaining guests, featuring a beautiful chandelier and an ethanol fireplace
- Generous living room with French doors leading to the balcony
- Kitchen with breakfast counter accommodating bar stools, attractive walnut finish, full-height cabinetry, chimney-style range hood, ample storage space, elegant 12" x 24" black ceramic flooring, and a stylish backsplash. All stainless-steel kitchen appliances are included!
- Bathroom featuring a separate corner shower, podium bathtub, large vanity with decorative vessel sink and backsplash, oversized mirror, linen closet, and ceramic flooring
- Spacious primary bedroom with beautiful bay windows, attractive stone-effect accent wall, and two large customized closets
- Well-sized second bedroom with closet, conveniently located away from the primary bedroom for added privacy
- Large laundry room with additional storage space
- Spacious balcony
- Two garage parking spaces
- Three storage lockers located in the garage area

Additional features for your comfort:

- Wall-mounted air conditioning
- Air exchanger
- Intercom system
- 2019 flooring
- High-end light fixtures included
- Premium plumbing fixtures
- Numerous extras and inclusions, including all light fixtures, blinds, curtains, and kitchen appliances
- Mailboxes conveniently located inside the building
- Several visitor parking spaces located nearby

Prime location within walking distance of the commuter train station and close to all amenities, including grocery stores, pharmacies, restaurants, fitness centers, Walmart, RONA, and more. Also near a park, bicycle path, and offers quick access to Highways 25 and 640.

A truly exceptional property that is sure to impress!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2013
Number of Rooms	6
Superficie Habitable	1,033 PC
Nombre d'étages	3
Garage	Double width or more

Caractéristiques du terrain et extérieur

Stat. (total)	Garage , 2
Proximité	Highway , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	3rd floor	4.7x4.0 ft	Ceramic tiles	closet in entrance with shelve
Home office	3rd floor	7.11x7.8 ft	Floating floor	or large entrance
Dining room	3rd floor	11.4x6.10 ft	Floating floor	Cathedral ceiling
Living room	3rd floor	13.10x13.1 ft	Floating floor	doors access to balcony
Kitchen	3rd floor	10.5x8.7 ft	Ceramic tiles	lunch counter -chimney fan
Master bedroom	3rd floor	14.9x11.8 ft	Floating floor	2 custom closets
Bedroom	3rd floor	10.0x10.8 ft	Floating floor	
Bathroom	3rd floor	11.4x7.11 ft	Ceramic tiles	Seperate shower +Podium bath
Laundry room	3rd floor	8.1x6.4 ft	Ceramic tiles	shelves , storage

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity

Équipements / services	Wall-mounted air conditioning , Ventilation system , Entry phone , Electric garage door
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Allée	Concrete

INCLUSIONS & EXCLUSIONS

Inclusions	Refrigerator Stove Dishwasher Blinds Curtains and curtain rods Light fixtures Three (3) storage units in the garage Decorative electric fireplace Electric water heater (hot water tank)
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