

Mario Conte
Delivering the Impossible
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Montréal (Ville-Marie)-5, Rue Redpath-Row

$1,648,000



5, Rue Redpath-Row, Montréal (Ville-Marie), H3G1E5

ULS : 19125151

VISITE DE LA PROPRIÉTÉ

An exceptional address in the heart of Montreal's prestigious Golden Square Mile. Behind its elegant stone façade lies a distinctive four-level residence offering generous living spaces, abundant natural light, and all the timeless character of a home built in 1927.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	6
Salle de bain en vedette	3
Foyer en vedette	Gaz fireplace

Financiers

Évaluation municipale	
Évaluation du terrain	$513,700.00
Évaluation du bâtiment	$1,465,400.00
Évaluation municipale	$1,979,100.00
Taxes	
Municipale	$11,936.00
École	$1,494.00
Total	$13,430.00

ADDENDA

An exceptional address in the heart of Montreal's prestigious Golden Square Mile. Behind its elegant stone façade lies a distinctive four-level residence offering generous living spaces, abundant natural light, and all the timeless character of a home built in 1927.
The main floor features warm and inviting living areas with beautiful hardwood floors, a welcoming living room with a gas fireplace, and a spacious kitchen with granite countertops and flooring, opening onto the dining room--an ideal setting for entertaining.
Upstairs, you'll find three bedrooms and two full bathrooms, including a primary suite with a renovated ensuite bathroom. The upper level offers two additional bedrooms and providing plenty of flexibility for family, guests, or home office space.
The fully finished basement completes the home with a large playroom, an office, a full bathroom, a laundry room, and plenty of storage.
Outside, a charming courtyard provides a peaceful and private setting, while still being just steps from the vibrant downtown core, restaurants, shops, universities, museums, and some of Montreal's most sought-after destinations.
A truly distinctive property where timeless character, generous space, and an exceptional location come together in the heart of Montreal.
Work and Improvements Completed by the Previous Owners
- 2017 -- Basement Office
- New flooring
- Recessed lighting installed
- Built-in features added
- 2018 -- Primary Bathroom Renovation
- New toilet
- New sink
- New shower
- Marble countertops
- New ceramic tile
- Recessed lighting
- Heated floors
- New cabinetry
- 2019 -- Masonry Work
- Masonry work completed on the property
- Receipt available upon request
- 2019 -- Electrical
- Electrical panel replaced
- 2020 -- Fireplace
- Gas fireplace replaced
- 2021 -- Heating & Cooling
- Central air conditioning system with heat pump installed
- 2022 -- Plumbing
- Main water valve replaced
- Slate Roof Maintenance
- Roof last redone in 1960
- Maintenance completed in 2016, 2018, and 2022

The notary handling the transaction will be a notary chosen by the seller;
A 5% deposit made payable to the firm of étude de paquette & associé, huissiers de jusctice en fidéicommis, must be sent within 24 hours of acceptance;
All documents required by the buyer are at the buyer's expense; no remuneration will be paid to the broker before the signing of the deed of sale.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1927

Number of Rooms	15

Caractéristiques du terrain et extérieur

Dimensions du terrain	15.24 ft x 39.50 ft
Superficie du terrain	1,974.98 SF
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
Mezzanine	1st level/Ground floor	7.2x5.4 ft	Barn	
Kitchen	1st level/Ground floor	9.3x17.1 ft	Barn	
Dining room	1st level/Ground floor	15.7x14.1 ft	Wood	
Living room	1st level/Ground floor	22.1x14.1 ft	Wood	
Master bedroom	2nd floor	14.2x24.3 ft	Carpet	
Bathroom	2nd floor	11.6x7.6 ft	Ceramic tiles	
Bedroom	2nd floor	12.1x11.6 ft	Wood	
Bedroom	2nd floor	9.3x12.1 ft	Wood	
Bathroom	2nd floor	8.4x4.1 ft	Ceramic tiles	
Bedroom	3rd floor	19.3x16.6 ft	Carpet	
Bedroom	3rd floor	11.5x16.6 ft	Carpet	
Bedroom	Basement	13.4x8.5 ft	Wood	
Bathroom	Basement	4.6x9.3 ft	Ceramic tiles	
Laundry room	Basement	8.2x12.4 ft	Ceramic tiles	
Playroom	Basement	13.1x24.1 ft	Ceramic tiles	

Caractéristiques

Système de chauffage	Air circulation
Énergie de chauffage	Electricity
Cheminée-Poêle	Gaz fireplace
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Foyer	Gaz fireplace

INCLUSIONS & EXCLUSIONS

Inclusions	None

MARIO CONTE
REAL ESTATE BROKER