



Mario Conte
Delivering the Impossible
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**Montréal (Montréal-Nord)-6715, Boul. Maurice-Duplessis,
604**

\$299,900



**6715, Boul. Maurice-Duplessis, Montréal (Montréal-Nord),
H1G1Z5**

ULS : 25880273

[VISITE DE LA PROPRIÉTÉ](#)

Elegant and charming 1 bedroom penthouse with an indoor parking space and locker. This condo benefits from an abundance of light thanks to its large windows that also offer magnificent views of the city of Montreal. You can even see the Olympic stadium and the fireworks in the summer. Maintained with care, this condo is impeccable and ready to be occupied immediately. Close to many services and public transportation. Don't miss this opportunity!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	1
Salle de bain en vedette	1

Financiers

Taxes

Municipale	\$1,572.00
École	\$212.00
Total	\$1,784.00

Dépense annuelle

Frais de copropriété	\$3,216.00
Total	\$3,216.00

ADDENDA

THE UNIT

- * Penthouse
- * Very bright
- * Dedicated entrance & hallway
- * Open concept floor plan
- * Kitchen with granite countertop
- * Wood floors
- * Wall mounted air conditioning
- * Ceilings with concrete finish
- * Bathroom with separate shower
- * Washer/dryer in the unit
- * Small Private balcony
- * 1 storage space in the basement
- * 1 parking space (garage)

THE BUILDING:

- ** 2012 construction
- ** NOVOCLIMAT certification
- ** Building with elevators and access ramps
- ** Concrete building between floors with great soundproofing
- ** Garbage chute on the floor.
- ** Hot water included in the condo fees
- ** Bicycle space in the basement
- ** Security cameras
- ** Sound condominium management

LOCATION:

- *** Near Cégep Marie-Victorin (& its sports center with pool and soccer fields)
- *** Near buses 33, 49, 69, 380, 444, 469.
- *** A few minutes from the Anjou train station. (25 mins ride to downtown)
- *** Minutes from Laval and R-D-P.
- *** A few minutes from Highway 25.
- *** Near Highway 40

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2012
Number of Rooms	5
Superficie Habitable	616.78 PC
Nombre d'étages	6

Caractéristiques du terrain et extérieur

Stat. (total) Garage , 1

Proximité	Highway , Cegep , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school
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DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	6e	11.5x8.3 ft	Ceramic tiles	
Living room	6e	11.5x8.4 ft	Wood	
Dining room	6th	11.5x8.5 ft	Wood	
Bathroom	6th	7.10x8.9 ft	Ceramic tiles	
Master bedroom	6th	11.3x10.0 ft	Wood	

Caractéristiques

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Restrictions / autorisations	Animals allowed

INCLUSIONS & EXCLUSIONS

Inclusions	The 5 applainces - DONATED. Please note the dishwasher is non fonctional.
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