



Mario Conte  
Delivering the Impossible  
P : 514 894 9400  
E : mario@marioconte.com

**Montréal (Ville-Marie)-650, Rue Notre-Dame O., PH1703**

**\$1,788,000**



**650, Rue Notre-Dame O., Montréal (Ville-Marie), H3C0G3**

ULS : 18388997

[VISITE DE LA PROPRIÉTÉ](#)

Sold Under JUDICIAL AUTHORITY \*\*\*Needs Major WORK \* Photos for illustration only.  
 Breathtaking two-story penthouse on the 17th floor offering over 2,500 sq. ft. of elegant living space with private elevator access. Step into an open-concept layout featuring floor-to-ceiling windows, panoramic city views, and a cathedral-style dining area. one of two private terraces, perfect for outdoor dining and BBQs. Upstairs, enjoy a spacious primary suite with ensuite bath and walk-in closet, plus two additional bedrooms or offices and a second full bathroom. Located at the Phenix Condominium, on the edge of Old Montreal, surrounded by luxury towers.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	1
Piscine Vedette	Heated Indoor

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$217,200.00
Évaluation du bâtiment	\$1,580,900.00
Évaluation municipale	\$1,798,100.00

#### Taxes

Municipale	\$11,787.00
École	\$1,573.00
Total	\$13,360.00

#### Dépense annuelle

Frais de copropriété	\$12.00
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Total	\$12.00
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## ADDENDA

### NEEDS Major Renovations \*\*\*

Experience luxury living in this stunning two-story penthouse located on the 17th floor, offering over 2,500 square feet of living space with exclusive private elevator access.

Step directly into your home through a secure elevator entrance that opens exclusively to your unit via electronic key access. The open-concept layout welcomes you with breathtaking light and panoramic city views.

The expansive living room, surrounded by floor-to-ceiling glass, offers an abundance of natural light and captivating skyline views. It connects seamlessly to the elegant dining area, highlighted by a soaring two-story cathedral ceiling, the perfect setting for entertaining.

From the living room, step out onto the first of two private terraces, ideal for enjoying morning coffee or evening sunsets. The well-designed kitchen features a spacious pantry, smart functionality, and discreet access to the second terrace with an outdoor dining area and BBQ, creating the ultimate space for entertaining.

Upstairs, the primary suite provides a serene retreat with a large ensuite bathroom and walk-in closet. The upper level also features two additional bedrooms or home offices, a second full bathroom, and a spacious hallway for added comfort and privacy.

Enjoy spectacular views of downtown Montreal from both balconies, a true urban oasis surrounded by the city's most modern high-rise towers. Two indoor parking spaces add exceptional value and convenience.

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THE SALE IS MADE WITHOUT LEGAL WARRANTY, AT THE RISK AND PERIL

OF THE BUYER;

THE NOTARY ACTING AS INSTRUMENTALISER WILL BE A NOTARY CHOSEN BY THE SELLER;

A DEPOSIT OF 5% MADE TO THE ORDER OF THE LAW FIRM OF PAQUETTE & ASSOCIATES, HUISSIERS DE JUSTICE EN FIDÉICOMMIS, MUST BE TRANSMITTED WITHIN 24 HOURS OF ACCEPTANCE;

ALL DOCUMENTS REQUIRED BY THE PURCHASER ARE AT THE PURCHASER'S EXPENSE;

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
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Année de construction	2005
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Number of Rooms	12
Superficie Habitable	2,577.98 PC
Nombre d'étages	21
Garage	HeatedDouble width or moreFitted
Salle de bain / salle d'eau	Adjoining to the master bedroomSeparate shower

## Caractéristiques du terrain et extérieur

Vue	Panoramic , City
Stat. (total)	Garage , 2
Cadastre - Parking (inclus dans le prix)	Garage , 2
Piscine	HeatedIndoor
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Family room	17	28.5x20.11 ft	Wood	Private terrace
Dining room	17	16.6x20.10 ft	Wood	
Dinette	17	11.3x13.4 ft	Wood	
Kitchen	17	13.1x12.5 ft	Wood	
Laundry room	17	8.1x5.7 ft	Wood	
Washroom	17	4.10x4.7 ft	Barn	
Master bedroom	18	24.2x18.8 ft	Wood	
Ensuite bathroom	18	15x14.7 ft	Ceramic tiles	
Walk-in	18	8.10x9.11 ft	Wood	
Bedroom	18	17.10x14.3 ft	Wood	

Bedroom	18	23.2x19.1 ft	Wood	
Bathroom	18	11.4x4.9 ft		

## Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Central air conditioning , Ventilation system , Entry phone , Electric garage door
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Un accès facile	Elevator
Services disponibles	Exercise room

## INCLUSIONS & EXCLUSIONS

Inclusions	Nil
Exclusions	all

