



Stéphane Garneau
Courtier immobilier résidentiel et
commercial Stéphane Garneau Courtier
Immobilier Inc.
C : 514 244-7744
C: stephane@stephane-garneau.com

Brossard-5905, Boul. du Quartier, 216

\$629000



5905, Boul. du Quartier, Brossard, J4Z0R7

ULS : 12048764

[VISITE DE LA PROPRIÉTÉ](#)

MAGELLAN 2 - SUPERB CORNER UNIT offering a living area of 956 sq. ft. Located on the 2nd floor, it seduces with its open concept, bathed in natural light, and its well-designed living space. The unit includes two (2) bedrooms, a magnificent modern kitchen with quartz countertops, one (1) bathroom with separate shower, one (1) powder room as well as one (1) spacious L-shaped balcony of 175 sq. ft. The price includes two (2) parking spaces with a total value of \$100,000 and two (2) storage spaces with a total value of \$10,000. Located very close to Quartier Dix30 and its shops, direct indoor access to the REM! A MUST SEE!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1
Salle d'eau en vedette	1
Garage en vedette	2

Financiers

Évaluation municipale

Évaluation du terrain	\$17,400.00
Évaluation du bâtiment	\$596,400.00
Évaluation municipale	\$613,800.00

Taxes

Municipale	\$2,776.00
École	\$367.00
Total	\$3,143.00

Dépense annuelle

Frais de copropriété	\$5,976.00
Total	\$5,976.00

ADDENDA

WELCOME to 5905 Boul. Du Quartier #216, Brossard!

EXCEPTIONAL TURNKEY CONDO!

CORNER UNIT #216

- + Living area: 956 sq. ft.
- + Superior soundproofing
- + Spacious entrance hall with storage leading to the living areas
- + Bright and open living space
- + Kitchen: Large island with dining space, quartz countertops, and modern cabinets offering ample storage
- + Spacious dining area that can easily accommodate a 6-person table
- + Large living room with patio door opening onto the L-shaped balcony
- + Abundant windows
- + Primary bedroom with walk-in closet
- + Second bedroom of good size
- + Full bathroom with separate bathtub and shower
- + Powder room with laundry space
- + Flooring: Engineered wood in the entrance hall, living room, dining room, kitchen, and bedrooms - Ceramic in the bathroom and powder room
- + Large private L shaped balcony (175 sq. ft.)
- + View of the park

TWO (2) INDOOR PARKING SPACES with a TOTAL VALUE of \$100,000

- + Features: Integrated, heated, single-width
- + Possibility to install an EV charging station (with condo board approval)

TWO (2) STORAGE SPACES with a TOTAL VALUE of \$10,000

THE BUILDING - THE CONDOMINIUM

- + Well-managed condo association
 - + Secure building with high-end amenities
 - + Tower 2 certified LEED in 2023
 - + Exceptional common areas:
- Magellan 2
- + Ground floor: Thermal spa (La Dérive)
 - + Ground floor: Fitness center (L'Escale)
 - + 2nd floor: Children's play area (Le Hublot)
 - + 14th floor: SkyLounge (Le Phare) with stunning views of Montreal

Magellan 1

- + Ground floor: Gym (Le Mistral)
- + Ground floor: Multipurpose room (L'Îlot)
- + 9th floor: Heated outdoor pool (Le Lagon)

Magellan 3

- + Ground floor: Indoor pool (La Baie)
- + Rooftop terrace: Heated outdoor pool (Le Pont)
- + Large outdoor park with water games for children

THE NEIGHBORHOOD

Magellan 2 is perfectly located in the heart of Solar Uniquartier, with direct indoor access to the REM -- Quartier Dix30 station. This unique neighborhood blends quality of life, work, and leisure, making Solar Uniquartier one of the most cutting-edge real estate developments.

- + Everything within reach:

- *Trendy restaurants
- *Modern shops
- *Bike paths and green spaces
- *Numerous parks
- *Quick access to Highways 10 and 30

CONTACT US now to schedule A VISIT!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2021
Number of Rooms	9
Superficie Habitable	955.84 PC
Nombre d'étages	19
les fenêtres	PVC
Revêtement	Steel , Brick
Garage	Heated , Single width
Salle de bain / salle d'eau	Separate shower

Caractéristiques du terrain et extérieur

Vue	City
Stat. (total)	Garage , 2
Cadastre - Parking (inclus dans le prix)	Garage , 2
Cadastre - Parking (exclu dans le prix)	Garage , 1
Proximité	Highway , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , Alpine skiing , High school , Cross-country skiing , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	2nd floor	7.2x8.6 ft	Wood	
Washroom	2nd floor	6.0x7.4 ft	Ceramic tiles	washer/dryer
Bedroom	2nd floor	9.10x9.11 ft	Wood	
Kitchen	2nd floor	14.11x10.4 ft	Wood	
Dining room	2nd floor	14.11x6.0 ft	Wood	

Living room	2nd floor	10.8x10.10 ft	Wood	
Bathroom	2nd floor	8.4x10.11 ft	Ceramic tiles	Separate shower
Master bedroom	2nd floor	11.10x12.7 ft	Wood	
Walk-in	2nd floor	5.3x4.0 ft	Wood	

Caractéristiques

Système de chauffage	Air circulation , Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Central vacuum cleaner system installation , Central air conditioning , Ventilation system , Entry phone , Central heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Un accès facile	Elevator
Services disponibles	Exercise room , Sauna , Community center , Fire detector

INCLUSIONS & EXCLUSIONS

Inclusions	Oven and hob, dishwasher, blinds and curtains, wall bar at the entrance and light fixtures. Two (2) parking spaces with a total value of \$100,000 and two (2) storage spaces with a total value of \$10,000.
Exclusions	Indoor parking available for an additional cost of \$50,000 (SS2-#2-02)

