



LeDEROME

contemporary apartments

3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

NOW RENTING

[See list of units available](#)

438-375-4329

www.lederome.com



Les Immeubles Almigra Inc.
Almigra Real Estate inc.



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Le DEROME is located at the corner of Henri-Bourassa boulevard and De Rome Avenue, in the borough of Montreal-North. Its location allows for most domestic errands to be accomplished on foot while its proximity to the *Rivière des Prairies* allows access to its shoreline parks and bike path.

+ The area offers a proximity to various services, institutions, green spaces as well as a variety of public transportation options.

Public transportation



Henri-Bourassa boulevard is serviced by various buses leading to metro and train stations.



A few minutes from the Saint-Michel-Montreal-Nord station.



Close to the Pie-IX Boulevard bus rapid transit service (BRT), a network that extends between the East of Laval and Montreal.



One block from the bike path bordering *Rivière des Prairies*.



Quick access to major highways.

Schools



Less than a 5 minute walk from Marie-Clara School which caters to students from preschool through highschool while also offering daycare services.



Other elementary schools, highschools, colleges and universities are in the vicinity or easily accessible via public transport.

Hospitals



Less than a 5 minute walk to Marie-Clara Hospital.



Area serviced by Fleury, Maisonneuve-Rosemont and Santa Cabrini hospitals, which are all accessible by public transportation and are a short drive away.

Parks and recreation



Near Pilon Park, a perfect site to relax, benefit from nature's attractions or take part in outdoor leisure activities.



Quick and easy access to the *Rivière des Prairies* shoreline and to the Parc-nature of L'Île-de-la-Visitation, where one can enjoy Summer and Winter activities such as walking, jogging, biking, fishing and cross-country skiing.



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Le DEROME consists of 38 contemporary apartments spread over 6 floors as follows :

+ Ground Floor : 5 unités + Levels 2, 3 and 4 : 7 units / floor + Levels 5 and 6 : 6 units / floor

+ **The building** benefits from the following features :

- ▶ Reinforced concrete structure;
- ▶ Brick cladding;
- ▶ Casement windows with screens in every room;
- ▶ Elevator;
- ▶ Secure access with an electronic chip system;
- ▶ Communication system with camera in each apartment, linked to the main entrance;
- ▶ Security cameras in the common areas;
- ▶ Sprinkler and fire detection systems;
- ▶ Ventilation and heat recovery systems;
- ▶ Carbon monoxide detection system in the parking garage;
- ▶ Garbage chute on every floor;
- ▶ Available interior parking spaces;
- ▶ Available interior parking with electric car charging spaces;
- ▶ Biking racks in the interior parking garage;
- ▶ Storage lockers in the basement;
- ▶ ♿ Adaptable units: may be easily adapted to the needs of a person with reduced mobility;
- ▶ ♿ Universally accessible units: adapted for the needs of a person with reduced mobility;
- ▶ Reduction of greenhouse gases (GHG).
- ▶ Reduction of energy consumption.

+ **The apartments** offer contemporary design in one bedroom (3 1/2), two bedrooms (4 1/2) or three bedrooms (5 1/2) layouts, ranging from 658 sq.ft to 1423 sq.ft.

Each unit includes the following features:

- ↑ Ceiling heights from 8'-6" to 9'-8" (excluding bulkheads);
- 📶 Pre-wired for phone and cable systems in each unit;
- ❄️ Energy efficient air conditioning;
- ⚡ Electrical baseboards with electronic thermostats in each room;
- 🔄 Heat recovery ventilator;
- 🚿 Water heater for each unit;
- Large 5'-0" x 12'-0" balconies with glass railings or *Juliette-balconies*;
- 🚿 Bathrooms include a vanity, quartz countertops, linen closet, mirror and ceramic floors;
- 🍴 Kitchens include soft-close hardware, quartz countertops, kitchen islands in certain units and stainless steel appliances.

Includes the following new appliances:

+ Refrigerator + Range¹ + Dishwasher + Washer + Dryer

¹ In the universally accessible units, the range is replaced by a built-in oven and cooktop.



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3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

+ UNIT

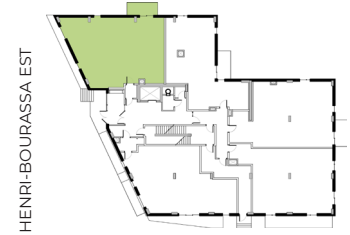
A-1

5 1/2 +/-1210 sq.ft + balcony 60 sq.ft

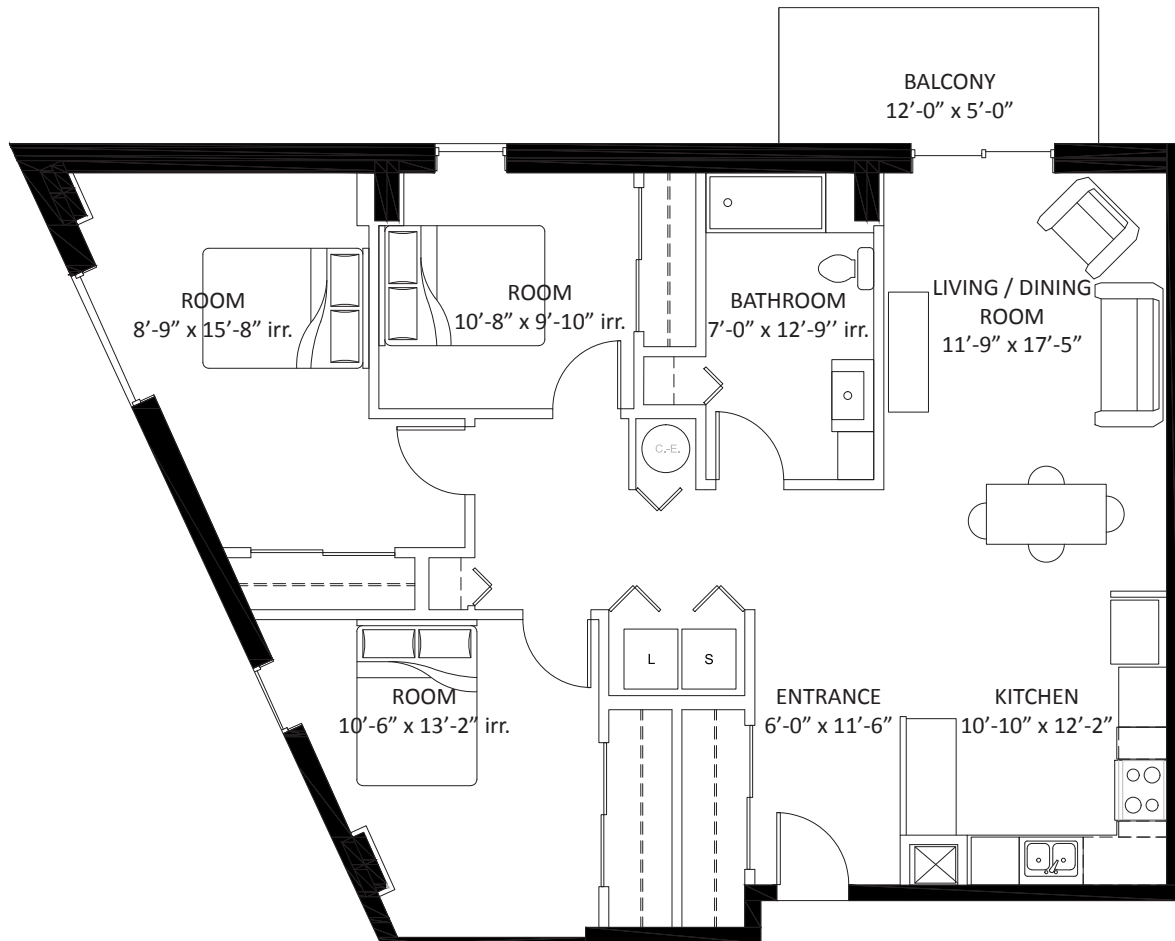
LEVEL: 1

101

ADAPTABLE UNIT



DE ROME



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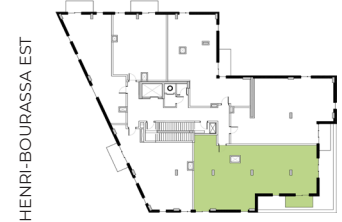
LeDEROME

contemporary apartments

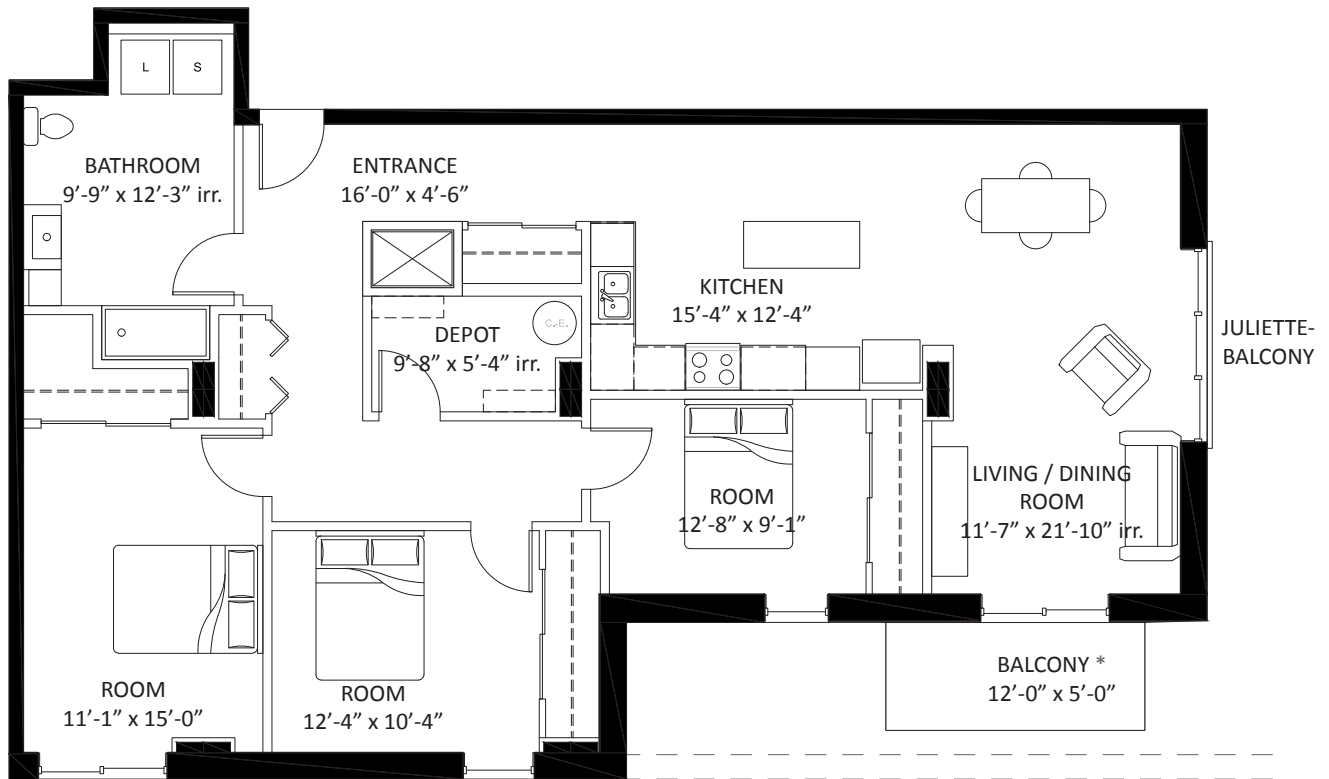
3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

+ UNIT **A-2**

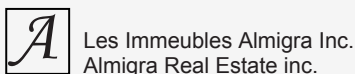
5 1/2 +/-1423 sq.ft + balcony 60 sq.ft*
LEVELS: 5 - 6
505 ↔ 605
ADAPTABLE UNIT



DE ROME



* UNIT 505 : ROOF TERRACE



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3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

+ UNIT

B-1

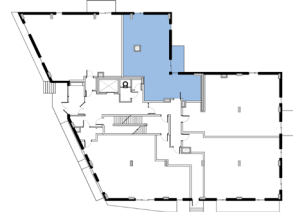
4 1/2 +/-962 sq.ft + balcony 60 sq.ft

LEVELS: 1-2-3-4

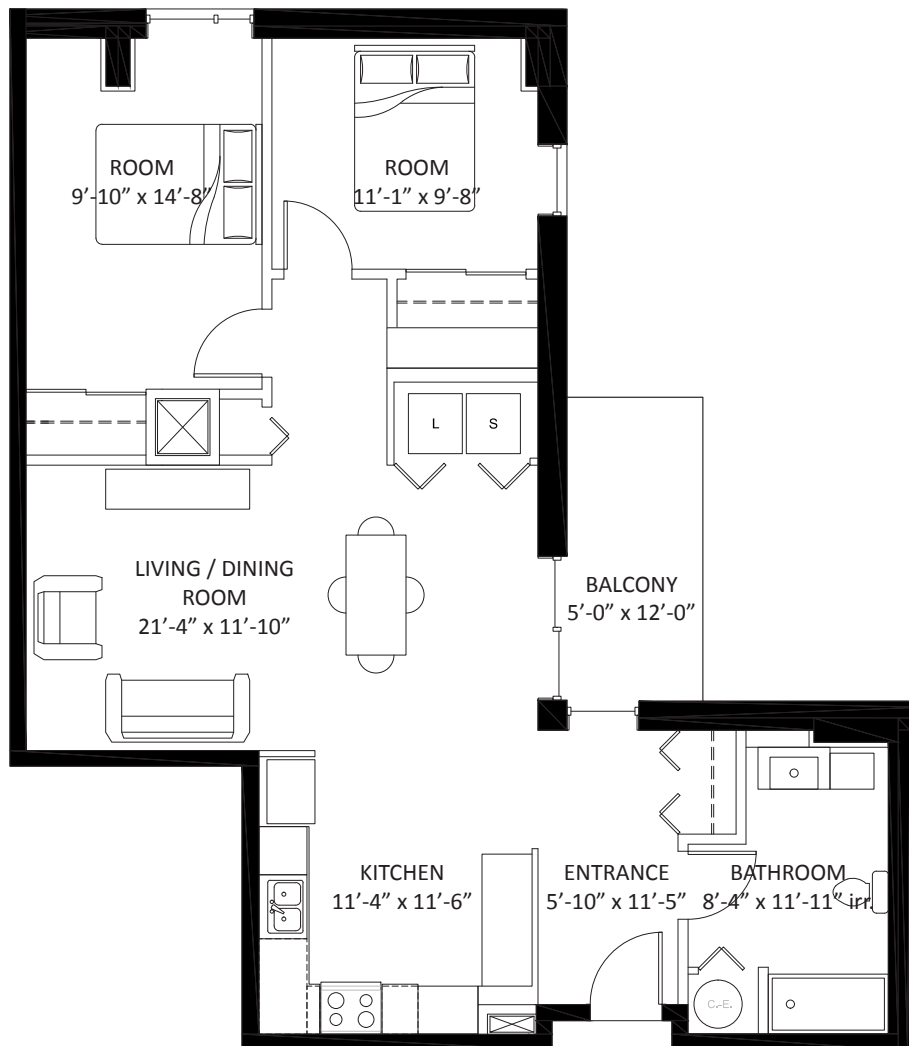
102 ♦ 203 ♦ 303 ♦ 403

UNIVERSALLY ACCESSIBLE UNIT

HENRI-BOURASSA EST



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3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

+ UNIT

B-1

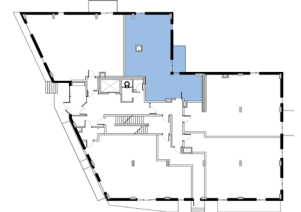
4 1/2 +/-962 sq.ft + balcony 60 sq.ft

LEVELS: 5 - 6

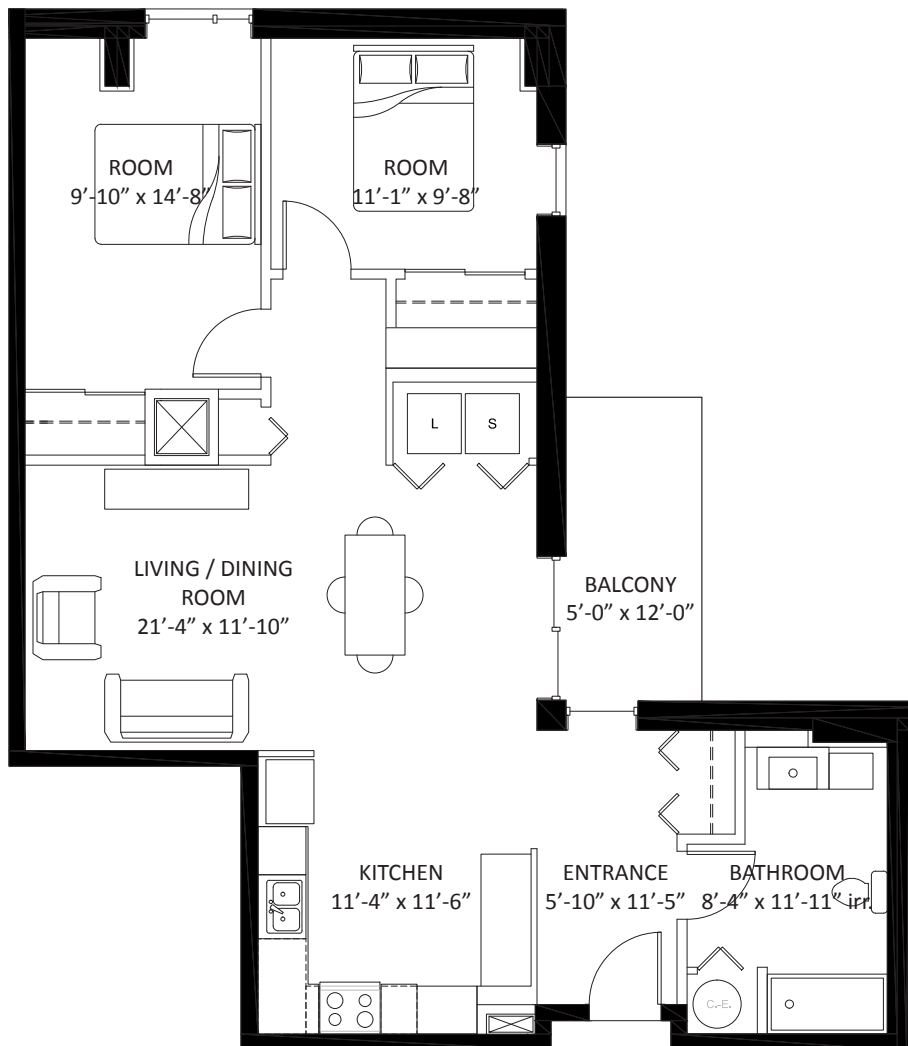
503 ▶ 603

ADAPTABLE UNIT

HENRI-BOURASSA EST



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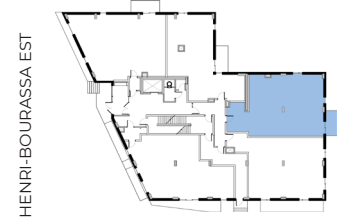
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contemporary apartments

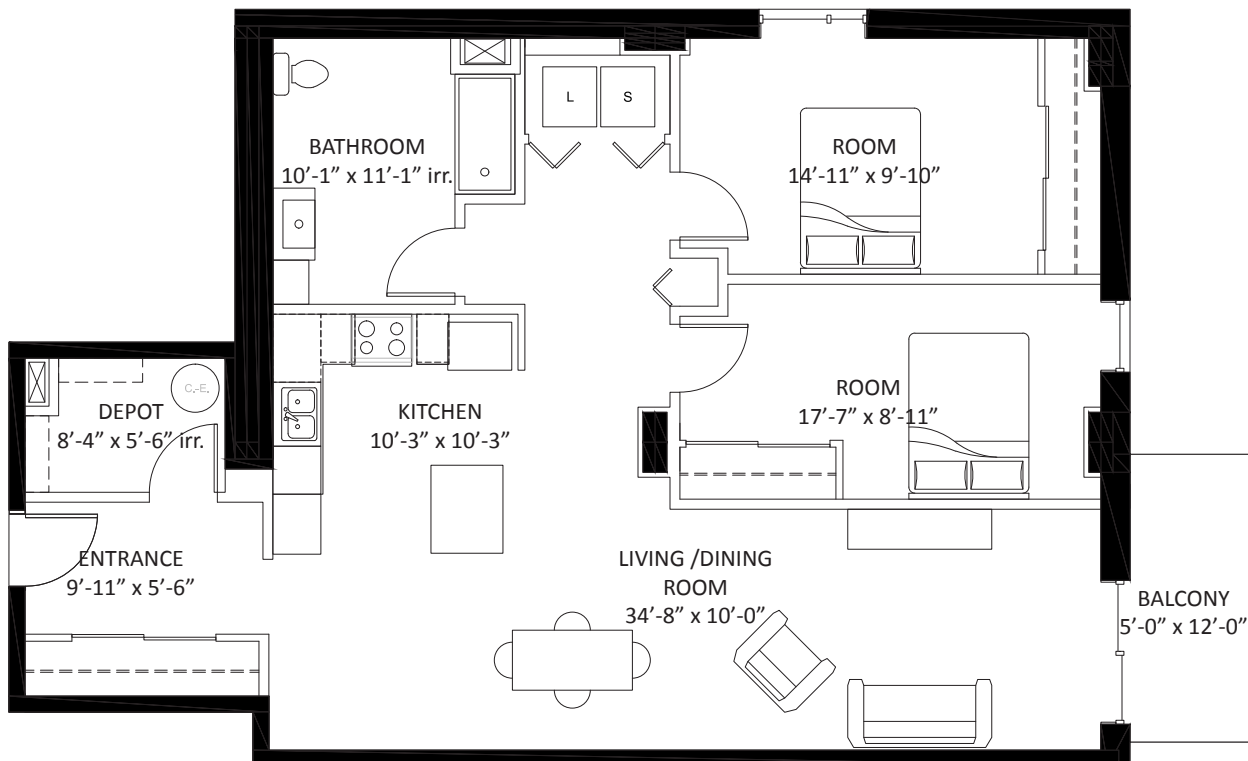
3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

+ UNIT **B-2**

4 1/2 +/-1203 sq.ft + balcony 60 sq.ft
LEVELS: 1-2-3-4
103 ↔ 204 ↔ 304 ↔ 404
ADAPTABLE UNIT



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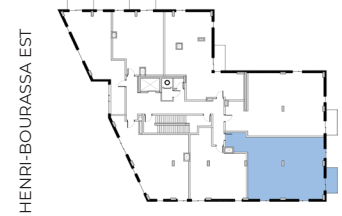
contemporary apartments

3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

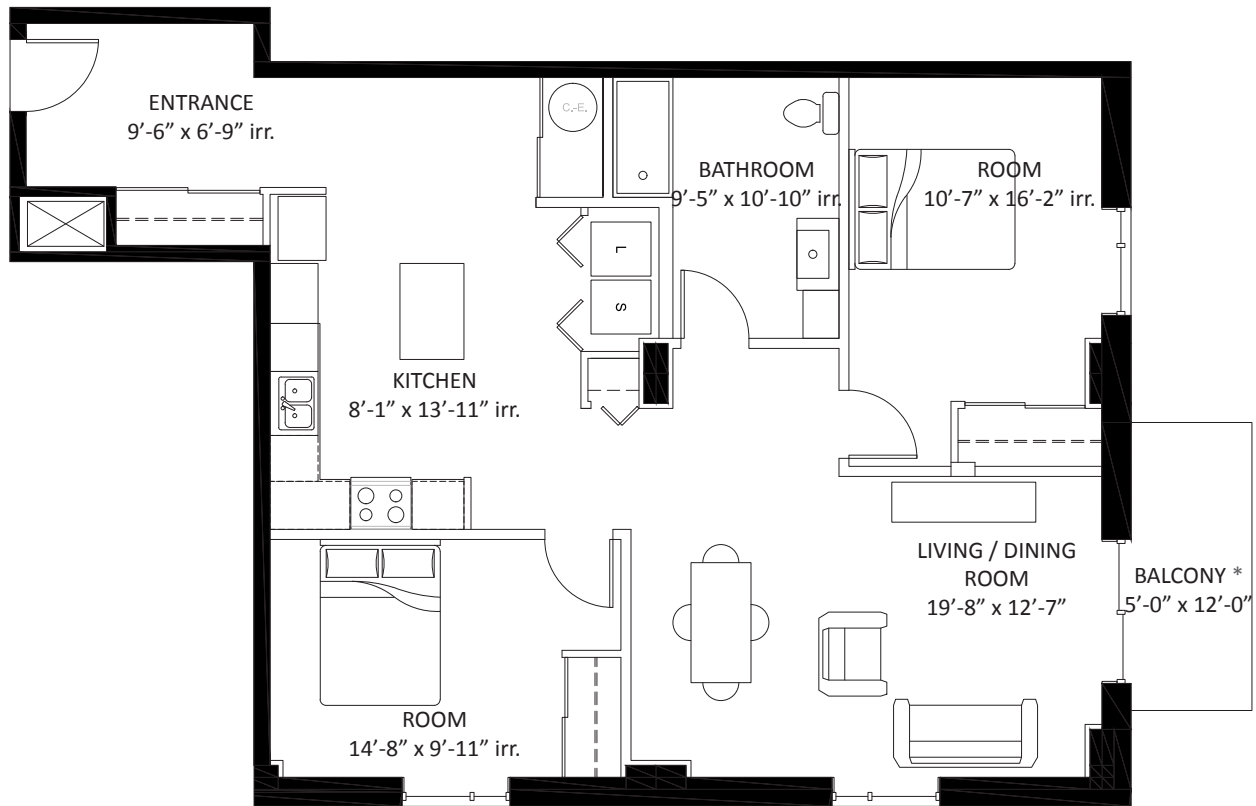
+ UNIT

B-3

4 1/2 +/-1110 sq.ft + balcony 60 sq.ft*
 LEVELS: 1-2-3-4
 104 ♦ 205 ♦ 305 ♦ 405
 ADAPTABLE UNIT



DE ROME



* UNIT 104 : JULIETTE-BALCONY



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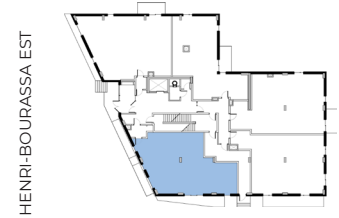
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contemporary apartments

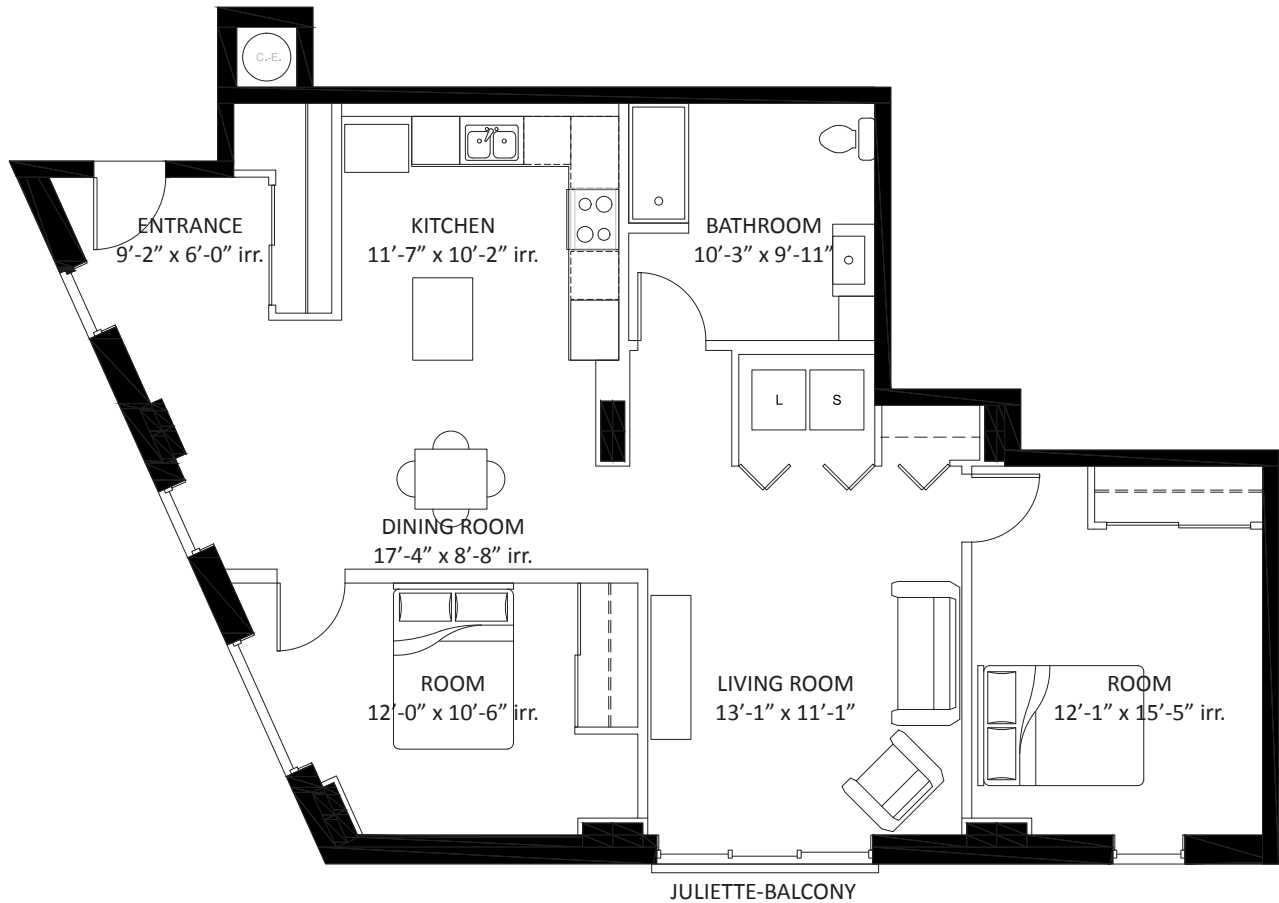
3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

+ UNIT **B-4**

4 1/2 +/-1127 sq.ft
 LEVELS: 1-2-3-4
 105
 ADAPTABLE UNIT



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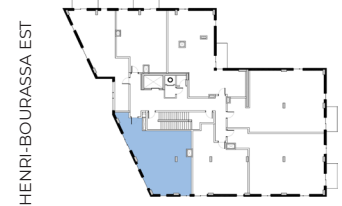
contemporary apartments

3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

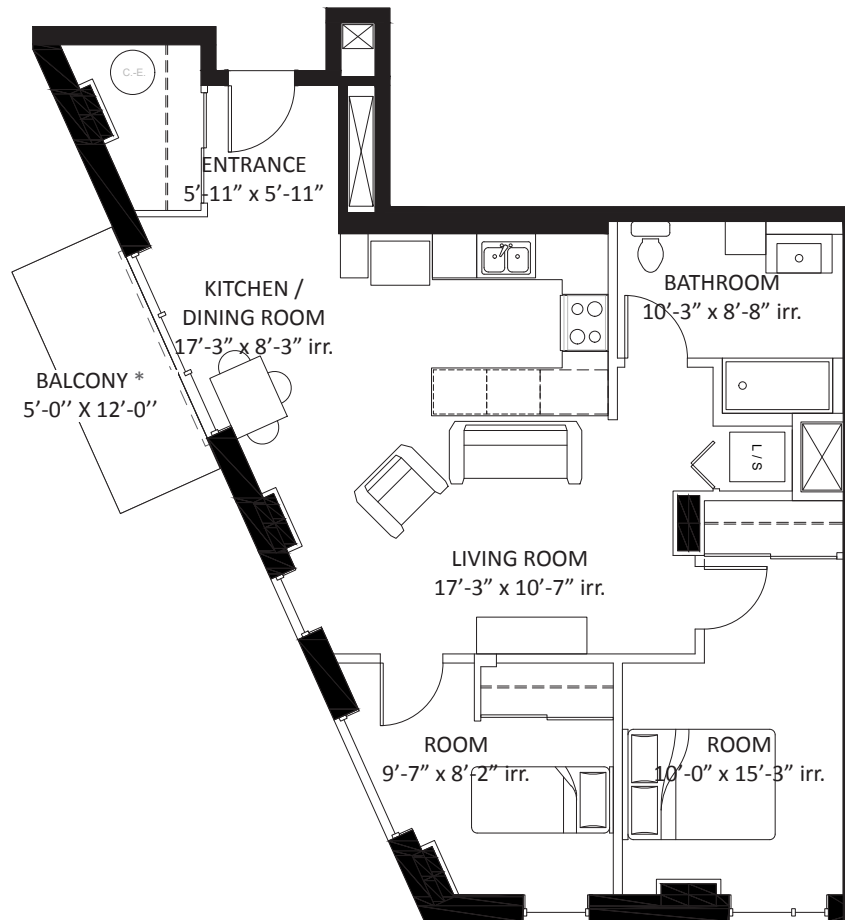
+ UNIT

B-5

4 1/2 +/-842 sq.ft + balcony 60 sq.ft*
 LEVELS: 2-3-4-5-6
 207 ♦ 307 ♦ 407 ♦ 506 ♦ 606
 MINIMALLY ADAPTABLE UNIT



DE ROME



* UNIT 207 : JULIETTE-BALCONY



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3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

+ UNIT

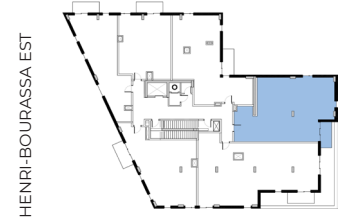
B-6

4 1/2 +/-1150 sq.ft + balcony 60 sq.ft*

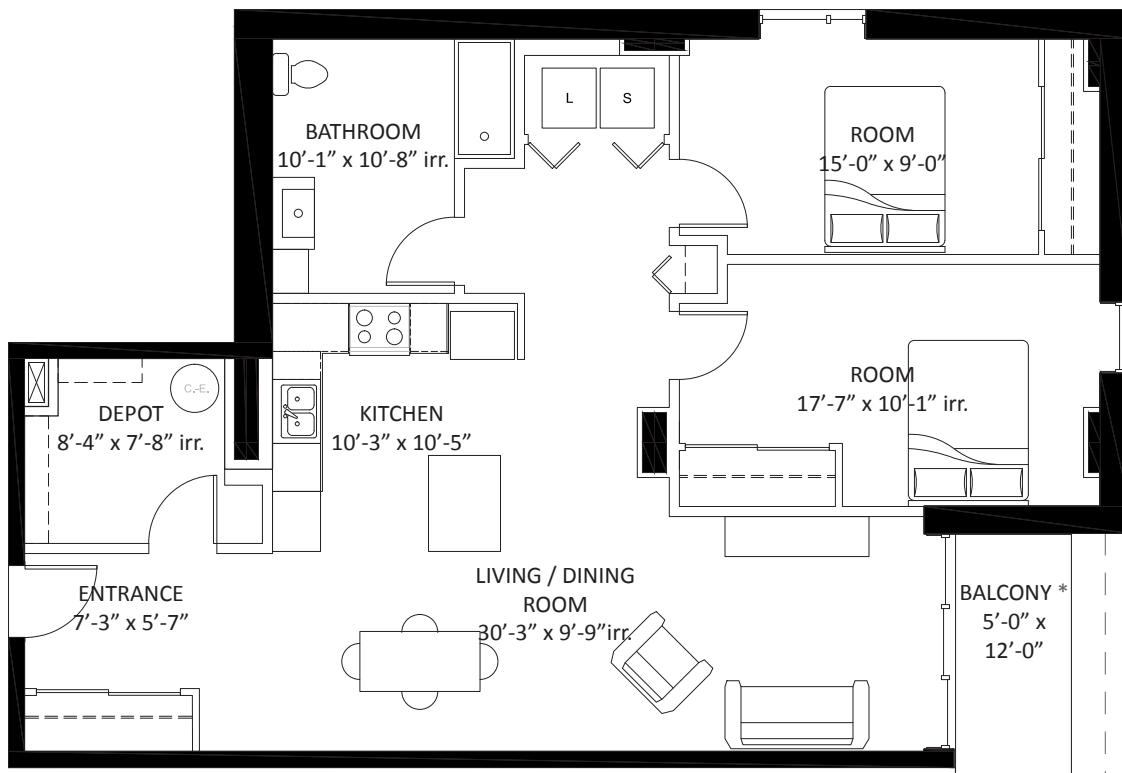
LEVELS: 5 - 6

504 ↔ 604

ADAPTABLE UNIT



DE ROME



* UNIT 504 : ROOF TERRACE



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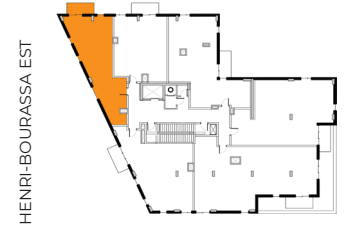
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3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

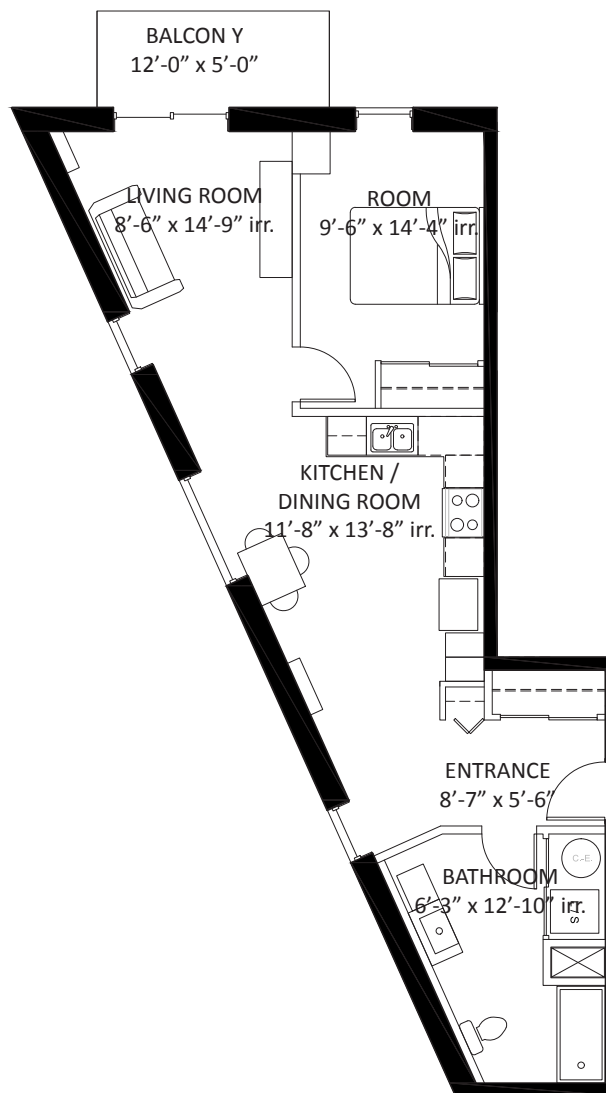
+ UNIT

C-1

3 1/2 +/-705 sq.ft + balcony 60 sq.ft
 LEVELS: 3 - 4 - 5 - 6
 301 ◀ 401 ▶ 501 ▶ 601
 MINIMALLY ADAPTABLE UNIT



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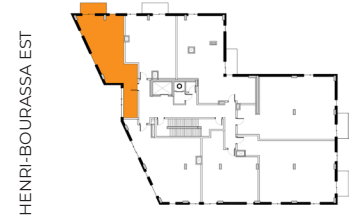
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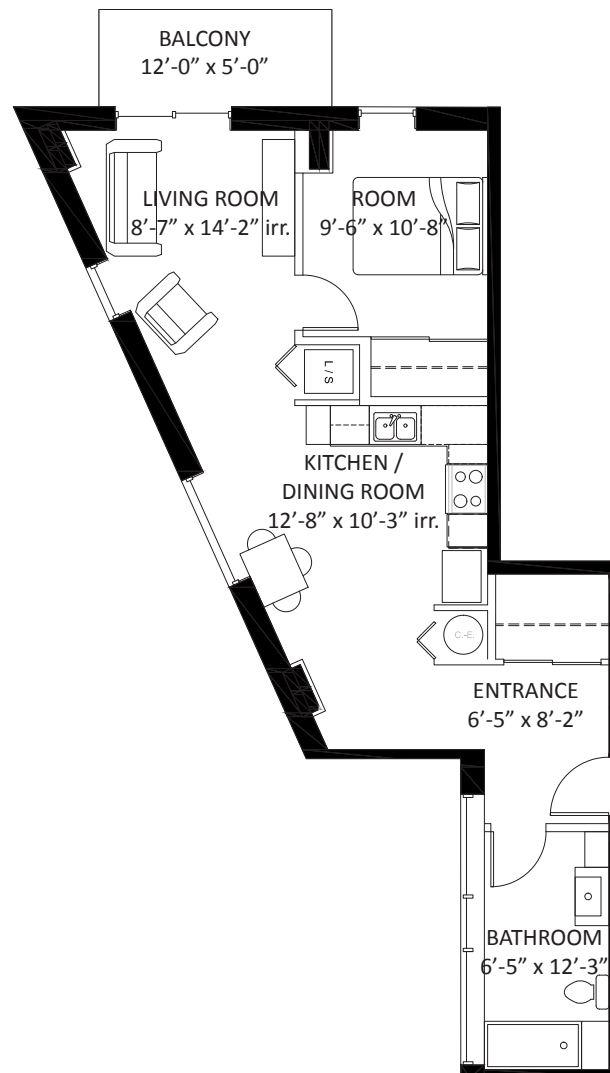
+ UNIT C-1A


3 1/2 +/-658 sq.ft + balcony 60 sq.ft
 LEVEL: 2
 201
 MINIMALLY ADAPTABLE UNIT



HENRI-BOURASSA EST

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+ UNIT

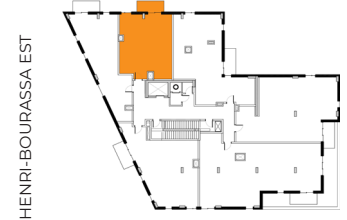
C-2

3 1/2 +/-694 sq.ft + balcony 60 sq.ft

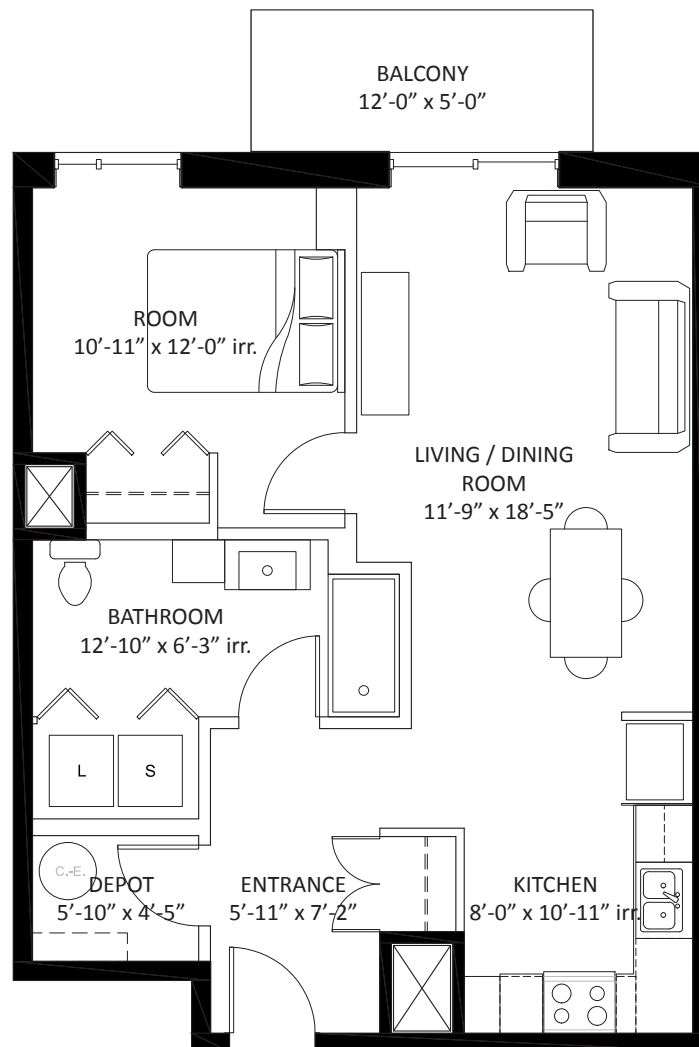
LEVELS: 3 - 4 - 5 - 6

302 ♦ 402 ♦ 502 ♦ 602

MINIMALLY ADAPTABLE UNIT



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3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

+ UNIT C-2A

3 1/2 +/-662 sq.ft + balcony 60 sq.ft

LEVEL : 2

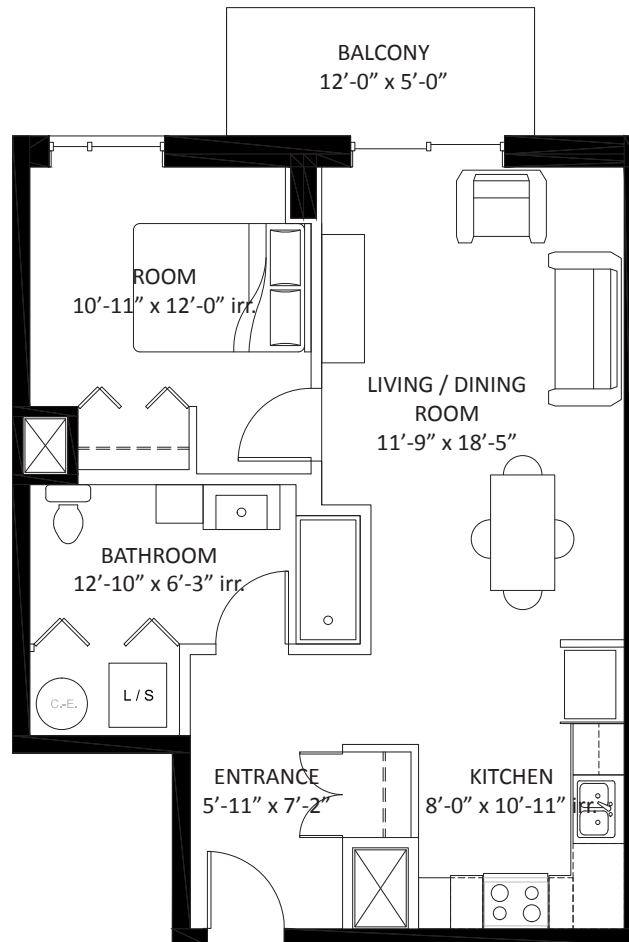
202


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3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

+ UNIT

C-3

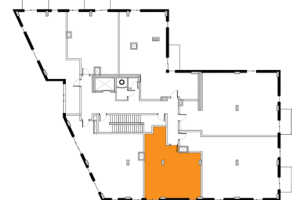
3 1/2 +/-698 sq.ft + balcony 60 sq.ft

LEVELS: 2-3-4

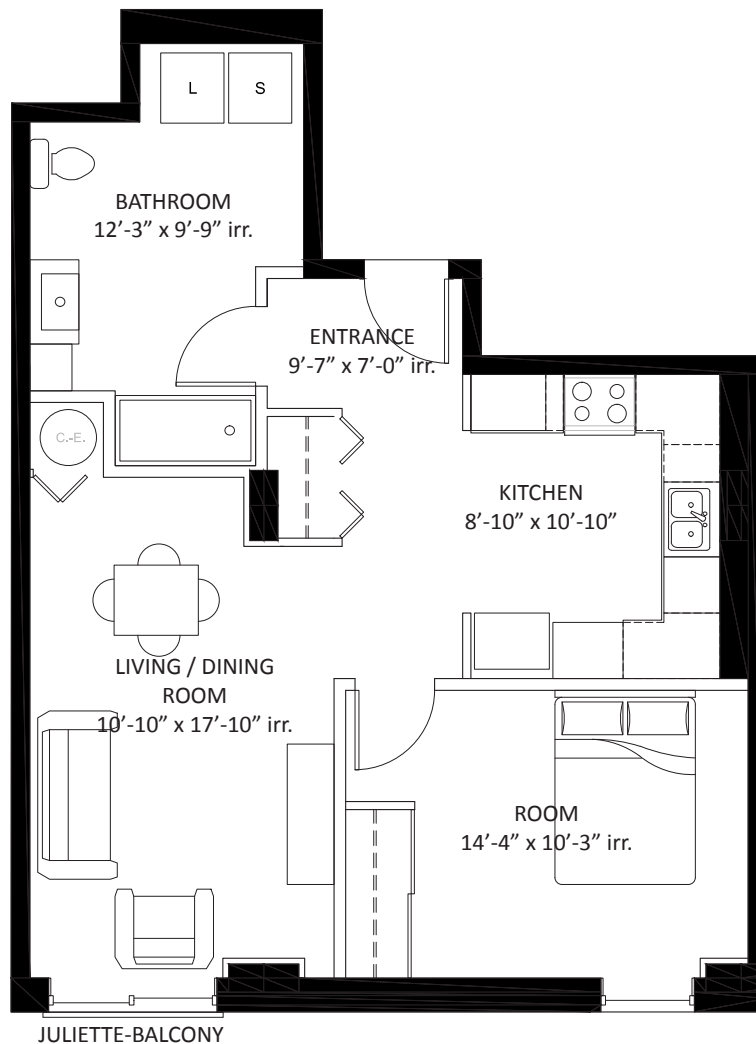
206 ↔ 306 ↔ 406

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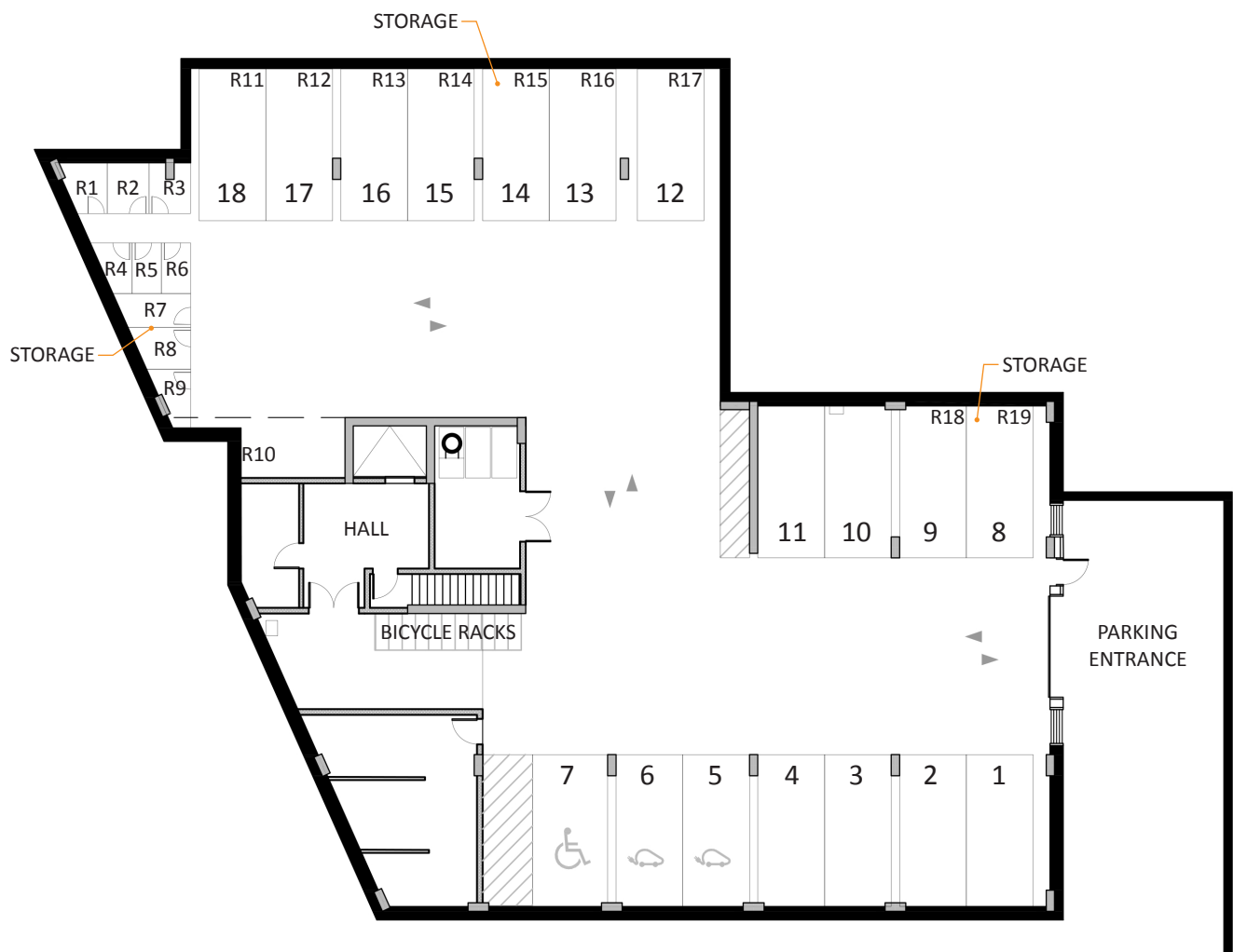
contemporary apartments


3741, HENRI-BOURASSA EAST, MONTREAL-NORTH

PARKING



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