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**Montréal (Saint-Léonard)-8665, Rue Aéterna**

**\$1087000**



**8665, Rue Aéterna, Montréal (Saint-Léonard), H1P2R6**

ULS : 21013257

[VISITE DE LA PROPRIÉTÉ](#)

Spectacular detached BUNGALOW (2013 Re-Construction ). Conveniently located. Elegant with a modern look. High-quality materials. Impressive! Comfortable! Spacious and more. Ideal home for family and entertaining guests. Lots of natural light adorns this home. A backyard to dream about. Close to all amenities. A must see! Please see Addendum.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$349,500.00
Évaluation du bâtiment	\$291,000.00
Évaluation municipale	\$640,500.00

#### Taxes

Municipale	\$4,284.00
École	\$514.00
Total	\$4,798.00

### ADDENDA

Prestigious residence located in a sought-after residential neighborhood. A real pleasure to visit! Magnificent entrance leads to open-plan living room and dining room with beautiful hardwood floors. Huge ultramodern kitchen with huge island and granite countertop overlooking the family room and patio door leading to the outdoors. Master bathroom also on main floor. Beautiful staircase and banister lead to the next floor, where you'll find a good-sized 3rd bedroom with hardwood floors that can also be used as a master bedroom. Once at the rear of the property, an Oasis awaits you with a separate Spa where comfort and relaxation await. Excellent for entertaining guests. Meticulously appointed.

NB Please note . there is a cabana in the back yard, however NO Garage .

Hot water tank is leased at 34\$ per 2 mths .

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1958
Number of Rooms	12
les fenêtres	Aluminum
Type de Windows	Crank handle , French window
Revêtement	Brick , Stone
Toiture	Asphalt shingles

## Caractéristiques du terrain et extérieur

Superficie du terrain 5,704.87 SF

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	11x10.6 ft		
Living room	1st level/Ground floor	12x23.6 ft		
Kitchen	1st level/Ground floor	14.2x11 ft		
Dining room	1st level/Ground floor	26x11.6 ft		
Master bedroom	1st level/Ground floor	14.10x23 ft		
Bedroom	1st level/Ground floor	14x12 ft		
Bathroom	1st level/Ground floor	8.5x9.4 ft		
Den	1st level/Ground floor	11x10.6 ft		
Family room	Basement	10.7x22 ft		
Bedroom	Basement	11.7x10.6 ft		
Laundry room	Basement	7x29 ft		
Bathroom	Basement	8.2x9.6 ft		

## Caractéristiques

Système de chauffage	Air circulation , Space heating baseboards , Electric baseboard units
Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Plain paving stone
Armoire	Wood
Fondation	Poured concrete

## INCLUSIONS & EXCLUSIONS

Inclusions	All electrical fixtures , SubZero Fridge , Thermador Oven, Hotplate , Cabana, Complete window dressings
Exclusions	Hot water Tank ( Leased ) , Spa, Washer and Dryer

