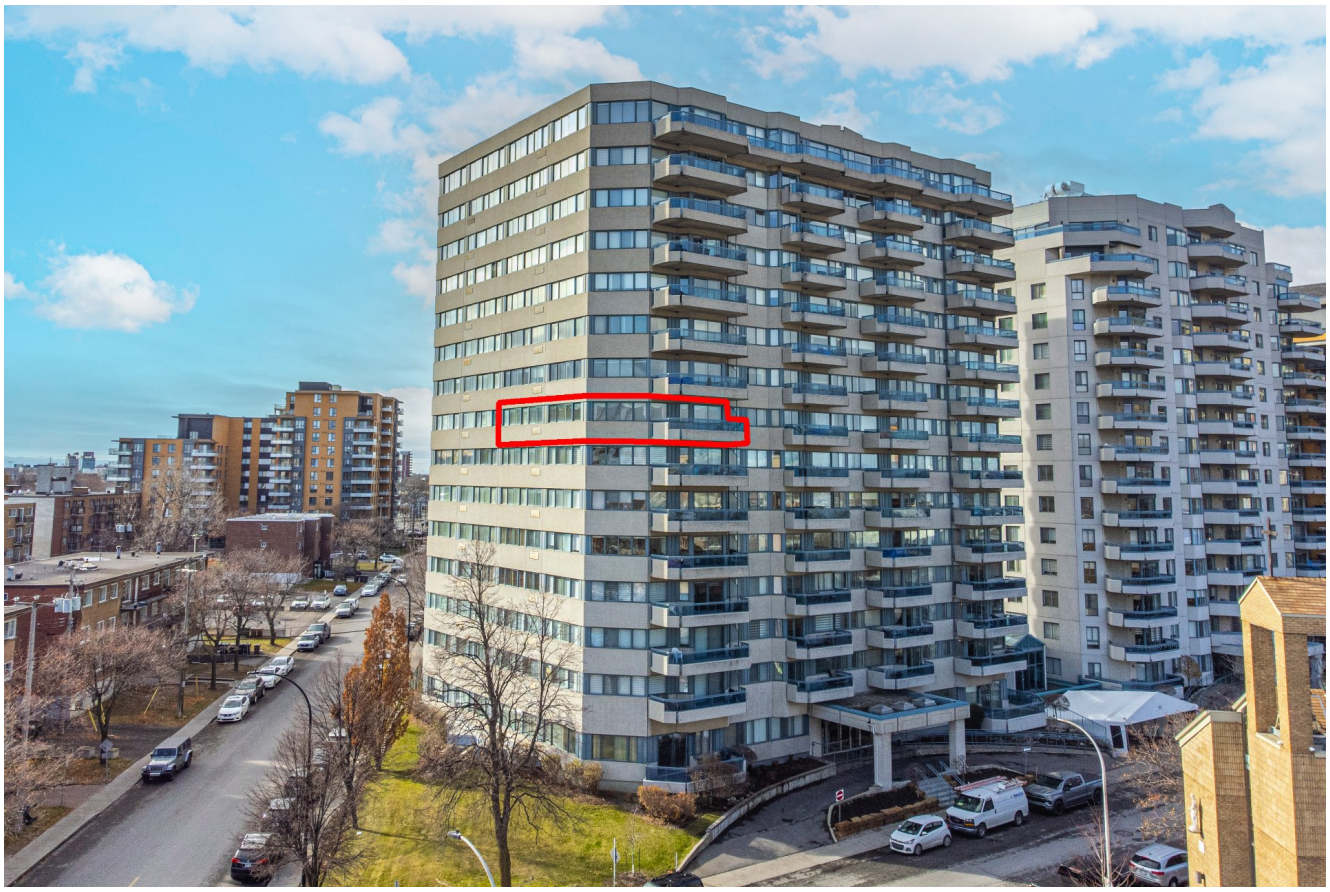


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Montréal (Saint-Léonard)-7630, Rue du Mans, 806

$539000



7630, Rue du Mans, Montréal (Saint-Léonard), H1S3B1

ULS : 12592286

VISITE DE LA PROPRIÉTÉ

GREAT OPPORTUNITY! Bright 1,391 sq. ft. unit on the 8th floor with panoramic views, in the heart of Saint-Léonard! Two large bedrooms, including a primary bedroom with walk-in closet and ensuite bathroom (separate shower and bathtub). The 2nd bathroom opens onto the enclosed laundry room. Functional kitchen open to the dining room and the private covered balcony. Air conditioning in the living room and bedrooms. Indoor parking and large storage space. Indoor pool, sauna and gym. Near the future Césira-Parisotto (Lacordaire) metro station. Prime location! Estate sale, vacant unit: quick occupancy!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	2
Garage en vedette	2
Piscine Vedette	Heated , Inground , Indoor

Financiers

Évaluation municipale	
Évaluation du terrain	$42,500.00
Évaluation du bâtiment	$483,900.00
Évaluation municipale	$526,400.00
Taxes	
Municipale	$3,278.00
École	$360.00
Total	$3,638.00
Dépense annuelle	
Frais de copropriété	$5,364.00
Total	$5,364.00

ADDENDA

WELCOME to 7630 rue du Mans, unit 806, Saint-Léonard (Montréal)!
UNIT 806:
+ Corner unit on the 8th floor with panoramic views
+ 1,391 sq. ft. (per municipal assessment roll)
+ Large entrance hall
+ Open, bright and welcoming living space
+ 2 bedrooms, including a primary bedroom with walk-in closet and ensuite bathroom
+ 2 full bathrooms
+ Functional kitchen with pantry
+ Living and dining rooms with abundant windows
+ Large private covered balcony
+ Enclosed laundry room
+ Air conditioning
+ Water leak detection system
+ 1 indoor parking space and 1 storage space
THE BUILDING:
+ Secure access, surveillance cameras and intercom
+ 2 elevators, easy access for people with reduced mobility
+ Heated indoor pool, sauna, fitness room and community room
+ Recent major work: parking garage, elevators, fire protection and waterproofing
THE CONDOMINIUM:
+ Solid contingency fund
+ Financial statements and meeting minutes available upon request
+ Condo fees: $446.56 per month
LOCATION:
+ The future Césira-Parisotto metro station (Lacordaire, Blue Line), now under construction, will be steps away
+ Bus stops about a 3-minute walk away
+ Quick access to Highways 40 and 25
+ Ladauversière, Laurier-MacDonald and Giuseppe-Garibaldi parks nearby
+ Schools, daycares, grocery stores, pharmacies, restaurants and hospitals nearby
PLEASE NOTE:
+ Estate sale, without legal warranty of quality on the part of the seller, at the buyer's own risk
+ Pets not allowed under the building by-laws, except for medical reasons (1 pet maximum)
+ Vacant unit, quick occupancy

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2003
Number of Rooms	10

Superficie Habitable	1,390.71 PC
Nombre d'étages	15
Garage	Heated , Single width
Salle de bain / salle d'eau	Adjoining to the master bedroom , Whirlpool bath-tub , Separate shower

Caractéristiques du terrain et extérieur

Vue	Panoramic , City
Stat. (total)	Garage , 1
Cadastre - Parking (inclus dans le prix)	Garage , 1
Piscine	Heated , Inground , Indoor
Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	8th floor	4.10x9.6 ft	Ceramic tiles	
Bathroom	8th floor	12.7x7.0 ft	Ceramic tiles	
Laundry room	8th floor	7.6x9.6 ft	Ceramic tiles	
Kitchen	8th floor	8.10x10.7 ft	Ceramic tiles	
Dining room	8th floor	9.4x10.10 ft	Ceramic tiles	
Living room	8th floor	22.2x17.11 ft	Wood	Slat
Master bedroom	8th floor	18.7x14.5 ft	Wood	Slat
Walk-in	8th floor	7.11x6.4 ft	Wood	Slat
Bathroom	8th floor	11.2x9.0 ft	Ceramic tiles	
Bedroom	8th floor	10.2x17.1 ft	Wood	Slat

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Wall-mounted air conditioning
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Un accès facile	Elevator
Restrictions / autorisations	Animals not allowed , Smoking not allowed , Short-term rentals not allowed
Services disponibles	Exercise room , Sauna

INCLUSIONS & EXCLUSIONS

Inclusions	Light fixtures, curtains and blinds, dishwasher, living room furniture and water heater.