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Delivering the Impossible  
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**Montréal (Saint-Léonard)-8595, Rue des Prévoyants**

**\$0**



**8595, Rue des Prévoyants, Montréal (Saint-Léonard),  
H1P2S8**

ULS : 19350409

[VISITE DE LA PROPRIÉTÉ](#)

Discover this beautiful home filled with natural light, featuring hardwood floors throughout the property. The open-concept living room and kitchen create a warm and airy living space. The home offers three spacious bedrooms, a renovated bathroom, as well as a large family room in the basement, ideal for a home office or playroom. Ideally located close to all services, schools, parks, public transportation, and amenities, this property perfectly combines comfort, space, and quality of life.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

### Financiers

### ADDENDA

Exceptional location in Saint-Léonard -- Its accessibility is also a major advantage: just a block from Lacordaire Boulevard, you benefit from quick access to the metro's blue line and the Metropolitan Expressway, making it easy to get around by public transit or car.

Located in the heart of a sought-after Saint-Léonard neighbourhood, this property enjoys a prime location in a family-friendly environment. You'll be close to elementary and high schools, daycare centres, several green parks, shopping centres, and all essential services. All this in a vibrant and welcoming community.

#### IMPORTANT INFORMATION

- Credit checks will be conducted at the tenants' expense, except for the successful applicant.
- All rental offers must be accompanied by proof of the tenant's liability insurance, valid before the move-in date.
- No Airbnb-style rentals are permitted, nor any commercial activity, including public or private daycare centers.
- Subletting is strictly prohibited. All occupants of the unit must be listed on the lease. Adding a tenant requires:
  - + a new credit check,
  - + the signing of a new lease,
  - + written acceptance from the landlord.

All requests for this must be submitted in writing.

- Proof of employment and financial solvency is required before accepting any offer of accommodation.
- Cannabis and all other drugs are strictly prohibited inside the unit, outside, and in the building's common areas.
- Smoking and vaping are prohibited both inside and outside, including in private and common areas.
- Tenants are permitted a maximum of two (2) pets.
- No alterations to the unit may be made without the landlord's prior written consent.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Number of Rooms	9

## Caractéristiques du terrain et extérieur

Superficie du terrain	5,320.65 SF
Stat. (total)	Outdoor , 1
Proximité	Highway , Cegep , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Public transport

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	11x10.10 ft	Wood	
Kitchen	1st level/Ground floor	11x13.6 ft	Wood	
Bedroom	1st level/Ground floor	11x10.10 ft	Wood	
Bedroom	1st level/Ground floor	11x9.1 ft	Wood	
Bedroom	1st level/Ground floor	8.8x10.10 ft	Wood	
Bathroom	1st level/Ground floor	11.10x5 ft	Ceramic tiles	
Family room	Basement	25.6x30.3 ft	Concrete	
Workshop	Basement	11x8.4 ft	Concrete	
Laundry room	Basement	7.10x10.8 ft	Concrete	

## Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential

Allée	Asphalt
Aménagement paysager	Fenced
Restrictions / autorisations	Animals allowed , Smoking allowed , Short-term rentals not allowed

## INCLUSIONS & EXCLUSIONS

