



Mario Conte  
Delivering the Impossible  
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**Montréal (Saint-Léonard)-7640, Rue du Mans, 802**

**\$625,000**



**7640, Rue du Mans, Montréal (Saint-Léonard), H1S3G3**

ULS : 22312141

[VISITE DE LA PROPRIÉTÉ](#)

1582 square foot condo combines sophistication and functionality. With its three spacious bedrooms, it offers comfort and privacy. The open concept design of the living and dining room creates a welcoming atmosphere, while the large ceramic balcony offers a privileged outdoor space with superb city views. It also has an independent laundry room, two bathrooms, one of which is adjacent to the master bedroom. One indoor parking space and storage space included. Located in the heart of the city and close to all essential amenities including future Metro currently under construction a few steps away .

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Garage en vedette	3
Piscine Vedette	Heated , Inground , Indoor

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$31,800.00
Évaluation du bâtiment	\$509,800.00
Évaluation municipale	\$541,600.00

#### Taxes

Municipale	\$3,717.00
École	\$434.00
Total	\$4,151.00

#### Dépense annuelle

Frais de copropriété	\$6,456.00
Total	\$6,456.00

## ADDENDA

### EXCEPTIONAL LOCATION

#### THE BUILDING:

Welcome to this exceptional building which offers a safe and comfortable living environment, equipped with the best amenities:

- Optimal security thanks to surveillance cameras and 24/7 secure access.
- Absolute comfort with a well-maintained contingency fund for your peace of mind.
- First-rate service for co-owners, including a fitness room, indoor pool, saunas, community room, concierge service, and much more...

Take advantage of an oversized interior parking spot .

Kindly note also the unit is protected water detection equipment .

#### STRATEGIC LOCATION:

The geographical location of this building is simply ideal:

- A stone's throw from highways 40 and 25, making your travel easier.
- A variety of local shops and restaurants at your disposal.
- Bus stops just 3 minutes' walk away, for easy mobility.
- The magnificent Parc Ladauversière nearby, equipped with swimming pools, a paddling pool, tennis courts, soccer, pétanque, baseball, and much more.
- The future Lacordaire metro station on the blue line for even better accessibility.

In addition, you will enjoy numerous parks nearby, including Parc Ladauversière, Parc Laurier MacDonald, and Parc Giuseppe-Garibaldi (with its soccer field). You will also be close to essential services such as grocery stores, pharmacies, and department stores.

#### QUALITY SCHOOLS NEARBY:

If you have children, you will appreciate the proximity of renowned elementary and secondary schools, including La Dauversière, Alphonse-Desjardins, Lambert-Closse, Dante, and Laurier MacDonald High School.

Don't miss this unique opportunity to live in an exceptional location, combining comfort, convenience and quality of life.

Monthly condo fees are 538\$ per month .

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1992
Number of Rooms	7
Superficie Habitable	1,582.31 PC

Nombre d'étages15

GarageHeated , Fitted , Single width

## Caractéristiques du terrain et extérieur

VuePanoramic , City

Stat. (total)Garage , 1

Cadastre - Parking (inclus dans le prix)Garage , 1

PiscineHeated , Inground , Indoor

ProximitéHighway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	8	19.2x18.5 ft	Carpet	
Bathroom	8	9.4x8.4 ft	Ceramic tiles	
Master bedroom	8	15.11x12.0 ft	Carpet	
Bedroom	8	15.4x10.0 ft	Carpet	
Bedroom	8	15.8x9.11 ft	Wood	
Kitchen	8	17.10x8.11 ft	Ceramic tiles	
Dining room	8	13.11x12.6 ft	Ceramic tiles	
Hallway	8	10.11x6.11 ft	Ceramic tiles	
Laundry room	8	6.7x5.11 ft	Ceramic tiles	

## Caractéristiques

Système de chauffageElectric baseboard units

Énergie de chauffageElectricity

Équipements / services	Central air conditioning , Ventilation system , Entry phone , Sauna , Central heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Water heater , 1
Zonage	Residential
Un accès facile	Elevator
Services disponibles	Exercise room , Fire detector

## INCLUSIONS & EXCLUSIONS

Inclusions	Dishwahser, light fixtures, curtains and rodes, blinds
Exclusions	Hot water tank (rented). Can be sold furnished . To be discussed.

