



Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-5929, Boul. Couture, 302

\$333,000



5929, Boul. Couture, Montréal (Saint-Léonard), H1P1A8

ULS : 15226812

[VISITE DE LA PROPRIÉTÉ](#)

Welcome to 5929 Boul.Couture apt 302. located in a quiet area of st. Leonard and close to all amenities., Condo on the 3rd floor, with one outdoor parking, 2 bedrooms with Carpet. Lots of light with beautiful large windows and two patio doors.. A MUST SEE !!!.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$40,600.00
Évaluation du bâtiment	\$243,300.00
Évaluation municipale	\$283,900.00

Taxes

Municipale	\$1,877.00
École	\$212.00
Total	\$2,089.00

Dépense annuelle

Frais de copropriété	\$2,400.00
Total	\$2,400.00

ADDENDA

Location, Location, Location!

+ Minutes from all your essentials: IGA, Maxi, Berchicci grocery store, Jean Coutu.

+ Walking distance to bus routes 32, 33 and 432.

+ Only 1 km from the St-Léonard-Montréal-Nord train station (downtown in 30 minutes!).

+ Close to numerous parks offering a variety of family activities.

+ 3 minutes from Ferland elementary school and 5 minutes from Saint-Ex high school.

The condominium :

+ Excellent soundproofing for optimal comfort.

+ Low heating costs year-round.

+ Safe environment with friendly, welcoming neighbors.

+ Rigorous management of the syndicate: stable finances and impeccable maintenance.

Important note: No elevator in the building.

Don't miss this perfect opportunity for a practical, pleasant and safe living environment!

*small dogs or assistance dogs are permitted

*A new certificate of location has been ordered.

* Vendor declares the annual Hydro Costs are approx 850\$

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1998
Number of Rooms	7
Superficie Habitable	924.63 PC
Nombre d'étages	4
Revêtement	Brick

Caractéristiques du terrain et extérieur

Stat. (total)	Outdoor , 1
Cadastre - Parking (inclus dans le prix)	Driveway , 1
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	3rd floor	4.0x6.0 ft	Ceramic tiles	
Living room	3rd floor	11.0x8.0 ft	Carpet	
Kitchen	3rd floor	9.0x8.3 ft	Flexible floor coverings	
Dining room	3rd floor	7.3x11.9 ft	Ceramic tiles	
Master bedroom	3rd floor	11.7x13.6 ft	Carpet	
Bedroom	3rd floor	12.0x9.3 ft	Carpet	
Bathroom	3rd floor	9.1x8.0 ft	Ceramic tiles	

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
Appareils de location	Water heater , 1
Zonage	Residential
Allée	Asphalt

INCLUSIONS & EXCLUSIONS

Inclusions	All Appliances, water heater, light fixtures, blinds and rods, wall-mounted air conditioning.
Exclusions	2 light fixtures in the main bedroom

