



Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-7630, Rue du Mans, 202

\$482,500



7630, Rue du Mans, Montréal (Saint-Léonard), H1S3H1

ULS : 18248221

[VISITE DE LA PROPRIÉTÉ](#)

This magnificent HUGE 2-bedroom, 2-bathroom condo on the 2nd floor combines comfort with an ideal location. Large windows, ceiling woodwork, lots of storage space, large pantry in kitchen, large 20-foot balcony. You'll enjoy exceptional proximity to parks, schools, shops and various means of transportation. What's more, the upcoming arrival of a metro station just steps away will make your commute even more convenient. This luxurious residential complex, located in the heart of St-Léonard, offers you a warm and peaceful living environment, perfect for taking full advantage of the best the neighborhood has to offer.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

| | |
|--------------------------|--------|
| Chambre en vedette | 2 |
| Salle de bain en vedette | 2 |
| Piscine Vedette | Indoor |

Financiers

Évaluation municipale

| | |
|------------------------|--------------|
| Évaluation du terrain | \$24,500.00 |
| Évaluation du bâtiment | \$369,300.00 |
| Évaluation municipale | \$393,800.00 |

Taxes

| | |
|------------|------------|
| Municipale | \$2,656.00 |
| École | \$309.00 |
| Total | \$2,965.00 |

Dépense annuelle

| | |
|----------------------|------------|
| Frais de copropriété | \$4,668.00 |
| Total | \$4,668.00 |

ADDENDA

THE CONDO :

- + Spacious 1,379-sq.ft. condo on 2nd floor.
- + Open-plan kitchen, dining room and living room, offering a convivial space.
- + Hardwood floors add warmth and elegance.
- + Large master bedroom with walk-in closet and en suite bathroom for maximum comfort.
- + Bright second bedroom with walk-in closet.
- + Second full bathroom with shower.
- + Laundry room
- + Unit includes storage space.
- + Large 20-foot balcony, ideal for enjoying the outdoors.
- + Well-maintained condo, always under the same ownership since its construction.

PRIME LOCATION :

- + Located on a street corner, offering excellent visibility and tranquility.
- + Close to several parks with tennis courts, soccer fields, baseball diamonds, wading pools, pétanque, etc.
- + Close to three hospitals and essential services such as pharmacies, grocery stores, shopping malls, cafés, restaurants and boutiques.
- + Minutes from primary and secondary schools and daycare centers.
- + Quick access to highways 25 and 40.
- + Walking distance to bus stations and the future Lacordaire metro station (Blue line).

THE BUILDING :

- + High-quality construction with excellent soundproofing between units thanks to an acoustic membrane.
 - + Optimized insulation of exterior walls.
 - + Quiet, impeccably maintained and well-managed building.
 - + Assured security with secure access and surveillance cameras.
 - + Easy access for people with reduced mobility.
 - + Two new elevators for added convenience.
 - + Indoor heated pool, sauna, exercise room, community room and much more.
 - + Please note no parking or garage available with the unit
- A unique opportunity to live in a peaceful, quality environment, yet close to all amenities!
Present owners are renting two interior parking spots at 70\$ MONTHLY EACH .

Détails du bâtiment et intérieur de la propriété

| | |
|------------------------|-------------|
| Catégorie de propriété | Residential |
| Année de construction | 2003 |
| Number of Rooms | 8 |
| Superficie Habitable | 1,379.94 PC |

| | |
|-----------------------------|---------------------------------|
| Nombre d'étages | 15 |
| les fenêtres | Aluminum |
| Type de Windows | Sliding |
| Revêtement | Aluminum , Concrete |
| Salle de bain / salle d'eau | Adjoining to the master bedroom |

Caractéristiques du terrain et extérieur

| | |
|-----------|--|
| Piscine | Indoor |
| Proximité | Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport |

DÉTAILS DES PIÈCES

| Room | Level | Dimensions | Flooring | Description |
|----------------|-----------|--------------|---------------|------------------------------|
| Hallway | 2nd floor | 9.6x5.3 ft | Ceramic tiles | |
| Living room | 2nd floor | 17.4x19.1 ft | Wood | |
| Kitchen | 2nd floor | 23.9x8.8 ft | Ceramic tiles | |
| Bedroom | 2nd floor | 10.1x12.8 ft | Wood | |
| Master bedroom | 2nd floor | 12x16.8 ft | Wood | Walk-in |
| Bathroom | 2nd floor | 6.2x11.4 ft | Ceramic tiles | En suite with master bedroom |
| Bathroom | 2nd floor | 5.3x9.4 ft | Ceramic tiles | |
| Laundry room | 2nd floor | 8.5x5.3 ft | Ceramic tiles | |

Caractéristiques

| | |
|--------------------------|---|
| Système de chauffage | Space heating baseboards , Electric baseboard units |
| Énergie de chauffage | Electricity |
| Équipements / services | Central air conditioning , Entry phone |
| Approvisionnement en eau | Municipality |
| Système d'égout | Municipal sewer |

| | |
|------------------------------|---------------------------------------|
| Appareils de location | Water heater , 1 |
| Zonage | Residential |
| Un accès facile | Elevator |
| Restrictions / autorisations | Short-term rentals not allowed |
| Services disponibles | Exercise room , Sauna , Fire detector |

INCLUSIONS & EXCLUSIONS

| | |
|------------|--|
| Inclusions | Blinds and verticals, light fixtures, dishwasher |
| Exclusions | Hot water tank |

