



Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-4740, Rue Jean-Talon E., 661

\$0



4740, Rue Jean-Talon E., Montréal (Saint-Léonard), H1S0B4

ULS : 11016629

[VISITE DE LA PROPRIÉTÉ](#)

Bright 2-bedroom condo on the 6th floor, corner unit with panoramic views. Open-concept living and dining areas, spacious bathroom, hardwood and ceramic flooring. Included: curtains, light fixtures, and outdoor parking. Well soundproofed concrete building with 2 elevators. Ideal location near the metro, shopping center, schools, and Highway 40. No pets allowed. Minimum 1-year lease. 48-hour notice required for visits. Occupancy Immediate

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

Financiers

ADDENDA

Any credit check will be at the tenant's expense. The tenant must confirm their salary with a recent pay stub and also disclose their previous address with supporting proof, including the amount of rent paid. A criminal background check will also be required.

Any promise to lease must be accompanied by proof of tenant insurance with a minimum of \$2 million in civil liability coverage before possession of the property, as well as a security deposit equivalent to one month's rent.

No Airbnb rentals will be permitted. No pets will be allowed.

No cannabis or drug-related accessories will be allowed anywhere inside or outside, including in common areas. Proof of employment and financial solvency is required.

No colored paint or colored wallpaper will be permitted. Walls must remain white.

The tenant is responsible for removing accumulated snow from their back balcony. (This is the designated emergency exit and must always remain clear.)

Any repair under \$100 will be the sole responsibility of the tenant.

All hydro, heat , internet is strictly to the charge of the tenant.

There are building rules and regulations that the tenant must strictly follow.

The tenant is fully responsible for all moving fees, including reserving the elevator. The initial 4-hour time block is \$200.

The new lease must be signed for a fixed term ending June 30, 2026.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Number of Rooms	6

Caractéristiques du terrain et extérieur

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	6e	12.2x11.1 ft	Wood	
Bedroom	6e	11.8x9.7 ft	Wood	
Master bedroom	6e	14.3x10.1 ft	Wood	
Bathroom	6th	6.6x7.6 ft	Ceramic tiles	
Kitchen	6th	13.6x8.9 ft	Ceramic tiles	
Dining room	6th	12.1x6.6 ft	Ceramic tiles	

Caractéristiques

INCLUSIONS & EXCLUSIONS

Inclusions	the appliances (fridge , stove, washer and dryer)
Exclusions	No Appliances , All services EXCLUDED. Hydro, heat , bell, internet , hotwayer payable by occupant) 200\$ additional will be collected at the signature of the lease in order to reserve a block of 4 hours for the move day - Elevator. All additional time shall be billed to tenant and not owner. Also a deposit of 300\$ will be requested and if no damages shall be returned Thank you .

