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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

