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Delivering the Impossible
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Montréal (Saint-Léonard)-8315, Rue Aimé-Renaud

\$1,339,000



8315, Rue Aimé-Renaud, Montréal (Saint-Léonard), H1P2T8

ULS : 9896539

[VISITE DE LA PROPRIÉTÉ](#)

Bungalow entièrement indépendant construit sur mesure. Impeccablement entretenu par ses propriétaires d'origine, ce bungalow construit sur mesure présente des matériaux haut de gamme et des plafonds de 9 pieds de hauteur. Dotée d'une cour arrière privée et d'un aménagement élégant et fonctionnel, cette maison offre à la fois confort et style. Située au coeur de Saint-Léonard, à proximité de toutes les commodités, écoles, parcs, commerces et transports en commun, cette propriété est une perle rare alliant une construction de qualité et un emplacement privilégié.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	5
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	3
Foyer en vedette	Wood fireplace

Financiers

Évaluation municipale

Évaluation du terrain	\$445,900.00
Évaluation du bâtiment	\$693,100.00
Évaluation municipale	\$1,139,000.00

Taxes

Municipale	\$6,253.00
École	\$746.00
Total	\$6,999.00

Énergie

Électricité	\$2,581.00
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ADDENDA

More than just a house, this bungalow is a true haven of peace.

The ground floor, designed for comfort and family living, welcomes you into a warm, open-concept living and dining area flooded with natural light from its abundant windows. Recessed lighting, ogee moldings, and 9-foot ceilings add a touch of modern sophistication.

The adjacent kitchen exudes luxury and elegance -- every detail has been carefully planned to combine functionality and style.

A separate dining room, spacious and bright, provides the perfect setting for entertaining. Whether for family dinners or evenings with friends, this inviting space ensures memorable gatherings.

A discreetly located powder room on the main floor features refined materials and impeccable finishes, meeting the expectations of the most discerning buyers.

The home's full beauty unfolds with three generously sized bedrooms on the main level.

The basement continues to impress with a vast family room -- ideal for movie nights, a games area, or a comfortable home office.

An additional bathroom with shower offers convenience for guests or teenagers seeking privacy, while an independent laundry room adds practical ease to daily routines.

The garage provides both parking and storage solutions, and the rear terrace becomes the perfect place for summer barbecues or moments of relaxation. The backyard offers complete privacy -- a true oasis of serenity.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	2000
Number of Rooms	13
Revêtement	Brick
Toiture	Asphalt shingles
Garage	Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Superficie du terrain	5,999.85 SF
Stat. (total)	Outdoor , 2 , Garage , 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
Living room	1st level/Ground floor	13.0x15.3 ft	Wood	Open Concept
Dining room	1st level/Ground floor	10.6x15.3 ft	Wood	
Kitchen	1st level/Ground floor	11.6x17.4 ft	Ceramic tiles	Patio Door
Master bedroom	1st level/Ground floor	11.6x12.5 ft	Wood	Hardwood floor
Bedroom	1st level/Ground floor	10.8x14.8 ft	Wood	Hardwood floor
Bedroom	1st level/Ground floor	12.5x13.7 ft	Wood	Hardwood floor
Bathroom	1st level/Ground floor	7.1x10.3 ft	Ceramic tiles	vintage style tub
Workshop	1st level/Ground floor	14.11x7.7 ft	Ceramic tiles	furnace room
Playroom	1st level/Ground floor	30.4x25.7 ft	Wood	Hardwood floor
Bedroom	1st level/Ground floor	15.3x13.6 ft	Wood	
Home office	1st level/Ground floor	13.5x8.9 ft	Ceramic tiles	
Bathroom	1st level/Ground floor	9.5x7.3 ft	Ceramic tiles	
Laundry room	1st level/Ground floor	9.3x5.6 ft	Ceramic tiles	

Caractéristiques

Énergie de chauffage	Electricity
Cheminée-Poêle	Wood fireplace
Équipements / services	Central vacuum cleaner system installation , Central air conditioning , Ventilation system , Electric garage door
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential

Allée	Asphalt , Double width or more
Fondation	Poured concrete
Foyer	Wood fireplace

INCLUSIONS & EXCLUSIONS

Inclusions	All curtains and curtain rods, central vacuum system, gas/electric stove, gas cylinder, electric garage door opener.
Exclusions	Light fixtures

