



Mario Conte
Delivering the Impossible
P : 514 894 9400
E : mario@marioconte.com

Montréal (Saint-Léonard)-6310-6312, Rue de la Villanelle

\$998,000



**6310-6312, Rue de la Villanelle, Montréal (Saint-Léonard),
H1S1W1**

ULS : 13871700

[VISITE DE LA PROPRIÉTÉ](#)

Discover this exceptional triplex for sale in Saint-Léonard, meticulously maintained by a long-time owner. *** Two of the three units will be available shortly, offering the perfect opportunity to move in or welcome new tenants. This property is a rare find on the market. Ideally located near all essential services, you'll enjoy easy access to shops, schools, and public transportation. Furthermore, the upcoming construction of a new metro line just steps away adds significant value to this investment. See addendum.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Garage en vedette	4
Foyer en vedette	Other , non conform

Financiers

Taxes

Municipale	\$5,839.00
École	\$819.00
Total	\$6,658.00

ADDENDUM

Welcome to 6310 Rue Villanelle

This beautiful triplex has been meticulously maintained by the same long-time owner. One of its standout features is the concrete ground floor -- an extremely rare find in this area.

The main unit offers a well-thought-out layout with three generously sized bedrooms, a spacious living room with hardwood strip flooring, and a renovated kitchen featuring solid wood cabinetry and granite countertops. The kitchen also includes a large patio door, allowing for plenty of natural light.

The bathroom has been completely renovated with high-end materials, including a solid wood vanity and granite countertop, creating a stylish and elegant space.

In the basement, a large family/game room provides the perfect spot to relax on weekends or entertain family and friends.

Several updates have been carried out over the years, including:

- Roof redone in September 2007
- Windows replaced
- Front concrete balcony redone with new aluminum railings
- Decorative cornice added around the home

In short, the property is in excellent condition.

Please note:

- The ground floor furnace also heats the bachelor unit.
- There are three separate Hydro meters.
- Electrical wiring is aluminum.
- Two hot water tanks are rented at a total cost of \$52.84 every two months, paid by the owner.
- The wall mounted Air Conditioner was installed circa in 2000

A few minute walk from everything . Parks, schools, stores, public transit and much much more.

As per the seller's request, visits will begin this Sunday during the open house between 14h-16h

By appointment only and for Pre Qualified buyers. Thank you.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
------------------------	-----------------------------

Revêtement	Brick , Stone
Toiture	Asphalt and gravel
Garage	Attached , Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	12.71 ft x 85.01 ft
Superficie du terrain	3,586.56 SF
Topographie	Flat
Stat. (total)	Outdoor , 2 , Garage , 1
Proximité	Highway , Cegep , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	11.3x20.1 ft	Wood	
Master bedroom	1st level/Ground floor	11.5x14.2 ft	Wood	
Bedroom	1st level/Ground floor	10.5x16.5 ft	Wood	
Bedroom	1st level/Ground floor	12.3x8.4 ft	Wood	
Bathroom	1st level/Ground floor	7.8x11.7 ft	Ceramic tiles	Vanity with granite Top
Kitchen	1st level/Ground floor	18.3x11.9 ft	Ceramic tiles	patio door
Playroom	Basement	20.3x19.1 ft	Ceramic tiles	

Caractéristiques

Système de chauffage	Hot water
Énergie de chauffage	Electricity
Cheminée-Poêle	Other , non conform
Équipements / services	Wall-mounted air conditioning

Approvisionnement en eau Municipality

Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Sous-sol	6 feet and over , Separate entrance , Finished basement
Allée	Asphalt , Double width or more
Aménagement paysager	Fenced , Landscape
Armoire	Wood
Fondation	Poured concrete
Foyer	Other , non conform

INCLUSIONS & EXCLUSIONS

Inclusions Blinds, electrical fixtures, , Mural Air conditioner, Cabana, washer and dryer on the main floor . Also the following items in the bachelor appartement are included (Dishwasher, fridge and stove) of the basement unit 6312 A .

Exclusions	Curtains
------------	----------