

Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-5919, Boul. Couture, 302

$325,000



5919, Boul. Couture, Montréal (Saint-Léonard), H1P1A8

ULS : 20188183

VISITE DE LA PROPRIÉTÉ

PLACE COUTURE -- Bright 2-bedroom condo located on the 2nd floor in a quiet, safe neighborhood in Saint-Léonard. Sunny unit with large open space, wood-burning fireplace, bathroom with podium bath and separate shower, two balconies, lots of storage. Private and visitor parking. Walking distance to schools, parks, shops (IGA, Maxi, Berchicci), evangelical church and public transit. 1 km from St-Léonard/Montréal-Nord train station and 15 min from Cadillac metro station. Well-managed condominium with excellent soundproofing and friendly neighbors. Turnkey, perfect for a small family!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

Financiers

Évaluation municipale	
Évaluation du terrain	$143,000.00
Évaluation du bâtiment	$200,500.00
Évaluation municipale	$343,500.00
Taxes	
Municipale	$2,072.00
École	$371.00
Total	$2,443.00
Dépense annuelle	
Frais de copropriété	$3,876.00
Total	$3,876.00

ADDENDA

PLACE COUTURE -- Bright, turnkey condo in a quiet area of Saint-Léonard
Welcome to Place Couture, where comfort, tranquility and accessibility meet. This magnificent 2nd-floor condo will seduce you with its brightness, generous spaces and strategic location close to all services.
Main features:
+ Large open-plan living and dining area, bathed in natural light
+ Two bedrooms, including a spacious master bedroom with large walk-in closet
+ Bathroom with podium bath and separate shower
+ Two balconies (front and rear), all-day sun in front
+ Plenty of storage space
+ Private outdoor parking + visitor parking
Ideal location:
+ Quiet, safe neighborhood on private street
+ 1 km from St-Léonard/Montréal-Nord train station (downtown in 30 min!)
+ 15 minutes from Cadillac metro station
+ Walking distance to buses (routes 32, 33, 432)
+ Close to schools, daycare centers, parks (activities for the whole family), evangelical church
+ Minutes from all local shops: IGA, Maxi, Berchicci grocery store, pharmacies, cafés, etc.
Well-managed condominium:
+ Excellent soundproofing
+ Safe environment with friendly neighbors
+ Rigorous syndicate of co-owners: well managed finances, regular maintenance
Turnkey unit, ideal for a couple, a small family or anyone seeking tranquility and convenience. One visit will convince you!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1998
Number of Rooms	6
Superficie Habitable	928 PC
Nombre d'étages	4

Caractéristiques du terrain et extérieur

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description

Living room	2nd floor	17.5x12.9 ft	Floating floor	
Dining room	2nd floor	12.8x9.2 ft	Floating floor	
Kitchen	2nd floor	8.5x8.6 ft	Ceramic tiles	
Bathroom	2nd floor	9.0x8.7 ft	Ceramic tiles	
Master bedroom	2nd floor	11.6x13.6 ft	Floating floor	
Bedroom	2nd floor	9.2x11.0 ft	Floating floor	

Caractéristiques

Approvisionnement en eau	Municipality
Système d'égout	Private sewer
Zonage	Residential

INCLUSIONS & EXCLUSIONS

Inclusions	electric hot water tank, all window dressings , el;ectrical fixtures
Exclusions	electric fireplace

MARIO CONTE
REAL ESTATE BROKER