



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/Montreal-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
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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 , electrical fixtures

Exclusions      electric fireplace