

Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-5869, Boul. Couture, 101

$325,000



5869, Boul. Couture, Montréal (Saint-Léonard), H1P1A8

ULS : 13852274

VISITE DE LA PROPRIÉTÉ

PLACE COUTURE -- Beautiful residential complex located in a peaceful area of Saint-Léonard. Stunning 2-bedroom garden-level condo offering comfort, convenience, and an unbeatable lifestyle. Includes an exterior parking space and immediate occupancy available. Ideally situated near parks, schools, shopping, public transit, and the train station, this property offers the perfect balance of tranquility and urban accessibility. Bright and inviting living spaces make this an excellent opportunity for first-time buyers, downsizers, or investors seeking a strategic location in one of Montreal's most sought-after neighborhoods.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

Financiers

Évaluation municipale	
Évaluation du terrain	$59,400.00
Évaluation du bâtiment	$254,000.00
Évaluation municipale	$313,400.00
Taxes	
Municipale	$1,890.00
École	$200.00
Total	$2,090.00
Dépense annuelle	
Frais de copropriété	$2,880.00
Total	$2,880.00

ADDENDA

Location, location, location!
+ Just minutes away from all essential services (IGA, Maxi,
+ Épicerie Berchicci)
+ Within walking distance to bus lines (Routes 32, 33, 432)
+ Only 1 km from the St-Léonard--Montréal-Nord commuter train station (downtown in just 30 minutes!)
+ Close to several parks in the area offering plenty of family-+ friendly activities
The condominium offers:
+ Excellent soundproofing
+ Low heating costs all year round
+ A very safe environment with friendly neighbors
+ Well-managed condominium syndicate with controlled finances and regular maintenance

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1998
Number of Rooms	5
Superficie Habitable	923.55 PC
Nombre d'étages	3

Caractéristiques du terrain et extérieur

Stat. (total)	Outdoor , 1
Cadastre - Parking (inclus dans le prix)	Driveway , 1
Proximité	Highway , Cegep , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room		17.10x13.8 ft	Floating floor	
Dining room		12.2x8.7 ft	Floating floor	
Kitchen		8.10x9.3 ft	Ceramic tiles	
Master bedroom		12.1x13.8 ft	Floating floor	

Bedroom		9.1x10.11 ft	Floating floor	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Water heater , 1
Zonage	Residential

INCLUSIONS & EXCLUSIONS

Inclusions	Blinds, curtains, curtain rods

MARIO CONTE
REAL ESTATE BROKER