

Mario Conte
Delivering the Impossible
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Montréal (Saint-Léonard)-8700, Boul. Lacordaire

$749,900



8700, Boul. Lacordaire, Montréal (Saint-Léonard), H1R2B1

ULS : 18544205

VISITE DE LA PROPRIÉTÉ

Charming bungalow situated on a large 5,442 sq. ft. lot, in the heart of Saint-Léonard. Featuring a driveway with space for up to 4 cars, this property is ideal for a professional looking to operate a home office. Strategic and sought-after location. Well maintained over the years. All that's missing is you! See addendum.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Garage en vedette	2

Financiers

Évaluation municipale	
Évaluation du terrain	$405,500.00
Évaluation du bâtiment	$255,100.00
Évaluation municipale	$660,600.00
Taxes	
Municipale	$4,063.00
École	$454.00
Total	$4,517.00

ADDENDA

Exceptional location in Saint-Léonard -- Its accessibility is also a major advantage: just a block from Lacordaire Boulevard, you benefit from quick access to the metro's blue line and the Metropolitan Expressway, making it easy to get around by public transit or car.
Offering 3 generously sized bedrooms, a separate kitchen and dining room with patio door, and a huge basement featuring a large family/playroom, second bathroom, kitchen, and cold room. In addition to the garage, there is also a shed in the backyard.
Located in the heart of a sought-after Saint-Léonard neighbourhood, this property enjoys a prime location in a family-friendly environment. You'll be close to elementary and high schools, daycare centres, several green parks, shopping centres, and all essential services. All this in a vibrant and welcoming community.
***PLEASE NOTE THE BASEMENT HEIGHT IS 6,5 FEET .

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1960
Number of Rooms	11
Garage	Fitted , Single width

Caractéristiques du terrain et extérieur

Superficie du terrain	5,442.28 SF
Stat. (total)	Outdoor , 4 , Garage , 1
Proximité	Highway , Cegep , Daycare centre , Hospital , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	1st level/Ground floor	10.0x14.0 ft	Ceramic tiles	
Dining room	1st level/Ground floor	12.6x11.0 ft	Ceramic tiles	
Living room	1st level/Ground floor	12.7x13.10 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	9.9x9.9 ft	Floating floor	
Master bedroom	1st level/Ground floor	12.0x13.2 ft	Floating floor	

Bathroom	1st level/Ground floor	8.6x5.0 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	12.0x10.0 ft	Floating floor	
Playroom	Basement	11.5x34.0 ft	Ceramic tiles	
Dinette	Basement	14.4x11.6 ft	Ceramic tiles	
Bathroom	Basement	8.0x6.0 ft	Ceramic tiles	+ SHower
Kitchen	Basement	11.0x16.0 ft	Ceramic tiles	+ Washer and Dryer Hookup

Caractéristiques

Énergie de chauffage	Electricity
Équipements / services	Wall-mounted air conditioning , Alarm system
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Allée	Double width or more , Plain paving stone
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	Light fixtures, window dressing rooms, 2 dishwashers, refrigerator, 2 stoves, washer and dryer, temporary shelter, side door cover, wall-mounted air conditioner, removable bar in the basement, alarm system

MARIO CONTE

REAL ESTATE BROKER