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Delivering the Impossible
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Montréal (Saint-Léonard)-9085, Rue Picasso

$865,900



9085, Rue Picasso, Montréal (Saint-Léonard), H1P3J3

ULS : 9292756

VISITE DE LA PROPRIÉTÉ

Located in one of Saint-Léonard's most sought-after neighbourhoods, this stunning residence offers the luxury, comfort, and sophistication one would expect from a home of this calibre. A distinguished property where elegance, quality, and exceptional living come together.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	2
Foyer en vedette	Wood fireplace

Financiers

Évaluation municipale	
Évaluation du terrain	$307,000.00
Évaluation du bâtiment	$463,400.00
Évaluation municipale	$770,400.00
Taxes	
Municipale	$4,481.00
École	$529.00
Total	$5,010.00

ADDENDA

The floor plan flows in a way that it provides great entertaining space yet is designed to exude warmth and intimacy.
The interior showcases a warm and inviting entry hall, a beautiful semi-circular wood staircase. A superb kitchen with warm wood cabinetry, center island, granite counter tops, dinette area, ceramic tile floor, patio door overlooking a large terrace.
The elegant formal dining room features gorgeous crown moldings. The adjacent living room features a bay window and is the ideal place to entertain your guests.
A beautiful powder room completes this floor.
The upper floor features a superb master bedroom suite with large closet, a luxurious master bathroom with separate glass shower stall, upscale maple cabinetry with granite vanity tops and jetted tub.
Two additional bedrooms complete this level.
The spacious basement level features a large family room with a fabulous wood-burning fireplace and ceramic tile floor. The perfect place to relax and enjoy favorite movies and television shows.
You will also find a complete bathroom with separate shower and laundry area, a kitchenette, a cold room which can easily be turned into a fabulous wine cellar. An abundance of storage space.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1985
Number of Rooms	11
Toiture	Asphalt shingles
Garage	Attached , Single width
Salle de bain / salle d'eau	Separate shower

Caractéristiques du terrain et extérieur

Dimensions du terrain	10.77 ft x 93.41 ft
Superficie du terrain	3,304.55 SF
Stat. (total)	Outdoor , 1 , Garage , 1

Proximité	Highway , Cegep , Golf , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	18.11x10 ft	Ceramic tiles	
Dining room	1st level/Ground floor	15.8x11.10 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	17.11x11.6 ft	Ceramic tiles	
Washroom	1st level/Ground floor	6x4 ft	Ceramic tiles	
Bedroom	2nd floor	15.7x11.11 ft	Parquetry	
Master bedroom	2nd floor	17.5x11.11 ft	Parquetry	
Bedroom	2nd floor	12.6x11.8 ft	Parquetry	
Bathroom	2nd floor	11.6x8.2 ft	Ceramic tiles	
Family room	Basement	23.1x15.8 ft	Ceramic tiles	
Cellar / Cold room	Basement	12x8 ft	Concrete	
Bathroom	2nd floor	8.1x6.5 ft	Ceramic tiles	With laundry room

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Cheminée-Poêle	Wood fireplace
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Fondation	Poured concrete

Foyer	Wood fireplace

INCLUSIONS & EXCLUSIONS

Inclusions	Blinds, curtains, electric light fixtures, temporary blinds, electric water heater, dishwasher, dining room table and chairs, granite table on the balcony