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Montréal (Saint-Léonard)-6355-6357A, Rue de la Villanelle
\$949000



**6355-6357A, Rue de la Villanelle, Montréal (Saint-Léonard),
H1S1W2**

ULS : 9950340

[VISITE DE LA PROPRIÉTÉ](#)

Welcome to 6355-6357A Villanelle, nestled in the heart of a popular neighborhood of Saint-Léonard, offering incomparable proximity to all essential amenities and public transportation. This triplex, in impeccable condition, offers you an exceptional opportunity, with a large vacant accommodation on the ground floor, perfectly suited for an owner-occupier. In addition, you will find a spacious 5 ½ on the second floor, as well as a bachelor with two bedrooms in the basement. Double parking, including a single garage, and the fenced yard with a large shed complete this property, making it a safe and wise investment.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

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

Financiers

Évaluation municipale

| | |
|------------------------|--------------|
| Évaluation du terrain | \$283,500.00 |
| Évaluation du bâtiment | \$563,800.00 |
| Évaluation municipale | \$847,300.00 |

Taxes

| | |
|------------|------------|
| Municipale | \$5,325.00 |
| École | \$649.00 |
| Total | \$5,974.00 |

ADDENDA

IMMEDIATE OCCUPATION .6355-6357 Rue de la Villanelle has a Walk Score of 95 out of 100. This location is a walker's paradise, so daily errands don't require a car.

This location is in the St-Léonard district of Montreal.

Nearby parks include Parc Giuseppe-Garibaldi, Parc Félix-Leclerc and Parc Delorme.

THE BUILDING (GROUND FLOOR) 6357

- + Ideal vacancy for owner occupant
- + 3 bedrooms
- + A bathroom
- + Basement with games room, cold room and bathroom
- + Kitchen with white oak cabinets
- + Central vacuum, wall-mounted heat pump
- + Wood fireplace (non-compliant)
- + Rear balcony covered in ceramic
- + Large shed
- + Galvanized staircase
- + Aluminum railings front and rear
- + Cold room with sump pump
- + Garage with concrete floor
- + No residential neighbours at the rear , therefore very relaxing.

+ Roof recovered in 2019

Second floor - 6355

- + 3 bedrooms
- + 1 bathroom
- + Wall-mounted heat pump
- + Front and rear balcony

Bachelor - 6357A

- + Two bedrooms
- + A bathroom
- + Wall mounted heat-pump.

LOCATION

- + Close to several grocery stores including IGA, Maxi, Bonanza, Inter-Marché, supre C, Métro and more
- + Several stores within walking distance including Walmart
- + Some restaurants within walking distance (Mandarin Buffet, Eggcetera Lunch, Souvlaki Bar and more
- + Coffee shops available within walking distance including Tim Hortons and Starbucks
- + Several daycares in the area
- + Primary and secondary schools nearby

TRANSPORTATION

- + Access to the highway in less than 2 minutes
- + Public transportation (141, 372.33)
- + Very close to the future blue Metro line

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété

Multi-family (2 to 5 units)

Taille

| | |
|-----------------------|--------------------------------|
| Année de construction | 1973 |
| Number of Rooms | 6 |
| Nombre d'étages | 2 |
| les fenêtres | Aluminum |
| Type de Windows | Sliding |
| Revêtement | Brick |
| Toiture | Asphalt and gravel |
| Garage | Heated , Fitted , Single width |

Caractéristiques du terrain et extérieur

| | |
|-----------------------|---|
| Dimensions du terrain | 27.43 ft x 41.70 ft |
| Superficie du terrain | 3,814.76 SF |
| Stat. (total) | Outdoor , 2 , Garage , 1 |
| Proximité | Highway , Cegep , Hospital , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport |

DÉTAILS DES PIÈCES

| Room | Level | Dimensions | Flooring | Description |
|-------------|------------------------|----------------|----------------|-------------|
| Living room | 1st level/Ground floor | 10.10x20.2 ft | Parquetry | |
| Kitchen | 1st level/Ground floor | 8.5x19.3 ft | Ceramic tiles | |
| Bedroom | 1st level/Ground floor | 11.10x13.10 ft | Parquetry | |
| Bedroom | 1st level/Ground floor | 9.2x10.5 ft | Wood | |
| Bedroom | 1st level/Ground floor | 9.11x15.3 ft | Parquetry | |
| Bathroom | 1st level/Ground floor | 7.3x11.2 ft | Ceramic tiles | |
| Playroom | Basement | 17.2x17.11 ft | Floating floor | |
| Washroom | Basement | 4.9x4.3 ft | Ceramic tiles | |

Caractéristiques

| | |
|--------------------------|--|
| Système de chauffage | Electric baseboard units |
| Énergie de chauffage | Electricity |
| Cheminée-Poêle | Wood fireplace |
| Équipements / services | Central vacuum cleaner system installation , Alarm system , Wall-mounted heat pump |
| Approvisionnement en eau | Municipality |
| Système d'égout | Municipal sewer |
| Toiture | Asphalt and gravel |
| Zonage | Residential |
| Sous-sol | 6 feet and over , Finished basement |
| Allée | Double width or more , Plain paving stone |
| Armoire | Wood |
| Fondation | Poured concrete |
| Foyer | Wood fireplace |

INCLUSIONS & EXCLUSIONS

| | |
|------------|---|
| Inclusions | Electric fixtures, blinds, curtains and rods, tempo, 3 electric water heaters, sump-pump, wall unit in the playroom, shed, 3 wall-mounted thermo pumps (one in each unit) |
| Exclusions | All personal items of tenants |

