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Montréal (Saint-Léonard)-7490-7492, Rue de Vittel

\$755000



**7490-7492, Rue de Vittel, Montréal (Saint-Léonard),
H1S2M7**

ULS : 26931037

[VISITE DE LA PROPRIÉTÉ](#)

This duplex is located in the sought-after area and street of Saint-Léonard. It is ideally situated close to all amenities, including public transportation and the new blue metro line, as well as easy access to the highway. Ideal for an owner-occupant, the ground floor, made available for the new buyer, includes four bedrooms, two full bathrooms as well as access to the basement and garage. On the upper floor, you will find a three-bedroom unit. This property requires some refreshing work but represents an excellent opportunity not to be missed.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	2
Garage en vedette	4

Financiers

Évaluation municipale

Évaluation du terrain	\$282,300.00
Évaluation du bâtiment	\$453,700.00
Évaluation municipale	\$736,000.00

Taxes

Municipale	\$4,865.00
École	\$555.00
Total	\$5,420.00

Énergie

Électricité	\$2,732.00
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ADDENDA

This location is in the St-Leonard neighborhood in Montréal. Nearby parks include Laurier Macdonald Park and Parc Ladauversière.

LOCATION

- + Close to several grocery stores including Maxi, IGA, Intermarché.
- + Within walking distance of Place Viau.
- + A variety of restaurants are available nearby.
- + Close to several cafes including Café Milano and Tim Hortons.

TRANSPORT

- + Public transport available for most journeys. (136, 188, 141, 372)
 - + A walker's paradise with a Walkscore of 92.
- The owner payes fort the heating of the the upper tenant and utilities (HYDRO) approx 225\$ per mth . .

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Année de construction	1963
Number of Rooms	7
Nombre d'étages	2
Revêtement	Brick
Toiture	Asphalt and gravel
Garage	Heated , Fitted , Single width , Tandem

Caractéristiques du terrain et extérieur

Dimensions du terrain	12.87 ft x 90 ft
Superficie du terrain	3,798.62 SF
Stat. (total)	Outdoor , 1 , Garage , 2
Proximité	Highway , Cegep , Daycare centre , Hospital , 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	18.3x10.8 ft	Wood	
Hallway	1st level/Ground floor	8x22.6 ft	Wood	
Master bedroom	1st level/Ground floor	16x10.4 ft	Wood	
Bedroom	1st level/Ground floor	14.3x9.5 ft	Wood	
Bedroom	1st level/Ground floor	11.2x9.8 ft	Wood	
Kitchen	1st level/Ground floor	10.4x20.1 ft	Linoleum	
Bathroom	1st level/Ground floor	10.8x6 ft	Ceramic tiles	
Playroom	Basement	29.10x10.2 ft	Linoleum	
Bedroom	Basement	7.5x12.1 ft	Carpet	

Bathroom

Basement

8.6x4.1 ft

Linoleum

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 , 2

Toiture

Asphalt and gravel

Zonage

Residential

Sous-sol

6 feet and over , Finished basement

Allée

Asphalt

Aménagement paysager

Fenced , Landscape

Fondation

Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions

Electric garage door opener, Electrical fixtures, Blinds, Curtains and rods, Appliances, Bedroom set in the small room on the ground floor, Wall unit in the ground floor bedroom.

