



Stephane Garneau  
Residential and commercial real estate  
broker Stephane Garneau courtier  
immobiller inc.  
P : 514 244-7744  
E : stephane@stephane-garneau.com

**Montréal (Saint-Léonard)-5720, Rue Maricourt**

**\$649000**



**5720, Rue Maricourt, Montréal (Saint-Léonard), H1P1L3**

ULS : 21048574

## [VISIT PROPERTY](#)

Detached bungalow in sought out area of St Leonard \* Strategic location near parks, elementary and highschoools, stores and all services \* 3 generous sized bedrooms plus an additional one in the basement \* 2 full washrooms \* lovely yard to enjoy some quiet evenings \* Ideal for young family \* Kindly note -No Garage .A pleasure to show.

## INFORMATION DETAILS

### PROPERTY FEATURED

Featured Bedroom	4
Featured Bathroom	2
Featured Fireplace	Other , Non Conform

### FINANCIAL

#### Taxes

Municipal	\$3,400.00
School	\$404.00
Total	\$3,804.00

### ADDENDA

### BUIDLING DETAILS AND PROPERTY INTERIOR

Property Category	Residential
Size	
Year Built	1964
Number of Rooms	9
Windows	Aluminum
Windows Type	Sliding

Siding

Brick , Stone

Roofing

Asphalt shingles

## LOT AND EXTERIOR FEATURES

Lot Size 55 ft x 90 ft

Lot Area 4,950 SF

Parking (total) Outdoor , 1

Proximity Highway , Cegep , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

## ROOM DETAILS

Room	Level	Dimensions	Flooring	Description
Kitchen	1st level/Ground floor	17.1x10.0 ft	Ceramic tiles	
Living room	1st level/Ground floor	14.0x14.3 ft	Wood	
Master bedroom	1st level/Ground floor	14.3x10.4 ft	Wood	
Bedroom	1st level/Ground floor	11.0x10.4 ft	Wood	
Bedroom	1st level/Ground floor	11.0x8.7 ft	Wood	
Playroom	Basement	17.3x20.0 ft	Ceramic tiles	Non conform Fireplace
Home office	Basement	20.0x14.0 ft	Carpet	
Laundry room	Basement	12.0x8.9 ft	Ceramic tiles	
Bathroom	Basement	7.6x8.10 ft	Ceramic tiles	with shower

## CHARACTERISTICS

Heating System Electric baseboard units

Heating Energy Electricity

Fireplace-Stove Other , Non Conform

Water Supply Municipality

Sewage System	Municipal sewer
Roofing	Asphalt shingles
Zoning	Residential
Basement	6 feet and over , Separate entrance , Finished basement
Driveway	Asphalt
Landscaping	Fenced
Cupboard	Wood
Foundation	Poured concrete
Hearth Stove	Other , Non Conform

## **INCLUDED & EXCLUDED**

Included	All window dressings , dishwasher , alarm system , wall mounted AC, electric hot water tank , All is donated on an As Is Basis.
Excluded	Car port , All electrical fixtures * All belongings owned by actual occupant

