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Montréal (Saint-Léonard)-9142, Rue de Valence

\$949500



9142, Rue de Valence, Montréal (Saint-Léonard), H1R3V7

ULS : 15994866

[VISITE DE LA PROPRIÉTÉ](#)

Welcome to 9142 Rue de Valence in Saint-Leonard, Montreal. This 5 bedroom, 2 full bathroom cottage sits on more than 8,000 square feet on a pie shaped lot. A rare find in Saint Leonard. This property offers a lot of potential for its new future owners. Location plays an important role for this property, located within 5 minutes of Pie-IX Blvd providing its new rapid bus system, within 5 minutes of Saint-Leonard's train station. And many more Grocery stores, Pharmacies, convenience stores very close by. A pleasure to show this magnificent property.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	5
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	3

Financiers

Évaluation municipale

Évaluation du terrain	\$472,800.00
Évaluation du bâtiment	\$455,900.00
Évaluation municipale	\$928,700.00

Taxes

Municipale	\$6,022.00
École	\$701.00
Total	\$6,723.00

ADDENDA

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété

Residential

Taille	
Année de construction	1987
Number of Rooms	12
les fenêtres	Aluminum
Type de Windows	Sliding , Crank handle
Revêtement	Brick
Toiture	Asphalt shingles
Garage	Attached , Heated , Fitted

Caractéristiques du terrain et extérieur

Dimensions du terrain	28.38 ft x 104.99 ft
Superficie du terrain	8,087 SF
Stat. (total)	Outdoor , 2 , Garage , 2
Proximité	Daycare centre , 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	15.7x20.0 ft	Parquetry	
Dining room	1st level/Ground floor	15.7x17.6 ft	Parquetry	
Kitchen	1st level/Ground floor	14x17.5 ft	Ceramic tiles	
Washroom	1st level/Ground floor	6x5.2 ft	Ceramic tiles	
Master bedroom	2nd floor	12.8x15.9 ft	Parquetry	
Bathroom	2nd floor	8.1x11.5 ft	Ceramic tiles	
Bedroom	2nd floor	15.8x10.6 ft	Parquetry	
Bedroom	2nd floor	15.8x13.6 ft	Parquetry	
Bedroom	2nd floor	10.1x13.9 ft	Parquetry	

Bathroom	Basement	6.3x7.7 ft	Ceramic tiles
Playroom	Basement	20.8x17.3 ft	Ceramic tiles
Bedroom	Basement	8.4x17.5 ft	Ceramic tiles

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Separate entrance , Finished basement
Allée	Plain paving stone

INCLUSIONS & EXCLUSIONS

Inclusions	Tempo (As is), All electrical fixtures, Hot water tanks, central vacuum (not functional), electric garage door opener (not functional).
Exclusions	All window dressings, Kitchen island, dishwasher

