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Montréal (Saint-Léonard)-5715, Rue Jean-Talon E., 604
\$739000



5715, Rue Jean-Talon E., Montréal (Saint-Léonard), H1S0C7

ULS : 26093052

[VISITE DE LA PROPRIÉTÉ](#)

Ideally located in the heart of the Saint-Léonard district. This residence has been maintained with unfailing devotion, creating a warm and impeccable environment. You will be enchanted by the panoramic views it offers, notably of the majestic Mont Saint-Bruno, the imposing silhouette of the City Center, and breathtaking sunsets. The kitchen, with custom drawers and shelves and granite counter tops. Walk-in closet with personalized storage, stands out for its remarkable functionality and elegance, wow. You have TWO garages and interior storage spaces.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Garage en vedette	4
Piscine Vedette	Other , Outdoor , Heated , Inground
Foyer en vedette	Other , Electric fireplace

Financiers

Évaluation municipale

Évaluation du terrain	\$51,200.00
Évaluation du bâtiment	\$511,900.00
Évaluation municipale	\$563,100.00

Taxes

Municipale	\$3,601.00
École	\$430.00
Total	\$4,031.00

Dépense annuelle

Frais de copropriété	\$6,900.00
Total	\$6,900.00

ADDENDA

Welcome to Complexe La Perla, where unique and modern design awaits you. Magnificent entrance hall welcomes you with elegance, while the concrete structure ensures exceptional strength and durability. For your security, cameras accessible from your smartphone and secure access by electronic card. The soundproofing is certified for your peace of mind. The interior of your residence is comfortable thanks to central heating and air conditioning, while the private roof gardens offer you a green relaxation space. Enjoy moments of relaxation with a rooftop swimming pool and a terrace equipped with a barbecue and furniture. For additional relaxation, a sauna is at your disposal. If you prefer to stay active, the workout room is equipped to meet your needs. And for social gatherings, the reception room is perfect for your events.

Welcome to Complexe La Perla, where style, comfort and security are guaranteed. Ideally located, this property offers you a perfect balance between the tranquility of a residential area and proximity to all essential amenities, such as public transportation and grocery stores. In this building, you will benefit from numerous amenities:

- An exercise room/Gym to keep you in shape.
- A sauna to relax after a busy day.
- A community room, ideal for meetings or receptions.
- An outdoor swimming pool on the roof for moments of refreshment.
- A roof terrace equipped with a BBQ for outdoor gatherings.
- A complete security system with surveillance cameras for your peace of mind.
- An elevator for easy access to all floors.

In addition, just a few steps from your condo, you will find a range of practical services:

- The future blue line station, less than 50 meters away, will allow you to get around easily.
- A variety of restaurants, bars, cafes, and a bakery to satisfy your taste buds.
- Grocery stores for your daily shopping.
- Parks to enjoy nature and fresh air.
- Schools for your family's educational needs.
- Ground floor shops, including a bank and dental clinic, to meet your financial and health needs at your fingertips.

IMPORTANT + Condo fees of \$575.12 include heating and hot water as well as \$30/parking (\$60 total).

+ 110V socket for electric car in the garage

Inclus Garage #29

Locker #29

Garage #39

Locker #A4

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2016
Number of Rooms	9
Superficie Habitable	1,325.05 PC
Nombre d'étages	9
les fenêtres	Aluminum
Type de Windows	Crank handle
Revêtement	Brick
Garage	Other , 2 spaces , Heated , Fitted
Salle de bain / salle d'eau	Adjoining to the master bedroom , Separate shower

Caractéristiques du terrain et extérieur

Vue	Mountain , Panoramic , City
Stat. (total)	Garage , 2
Cadastre - Parking (inclus dans le prix)	Garage
Piscine	Other , Outdoor , Heated , Inground

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	6	13.2x5.5 ft	Floating floor	
Living room	6	20.8x14.6 ft	Floating floor	Open with dinning room
Kitchen	6	10.10x8.10 ft	Ceramic tiles	
Bathroom	6	8.8x5.6 ft	Ceramic tiles	
Bedroom	6	11.5x17.7 ft	Floating floor	
Bedroom	6	10.7x16.11 ft	Floating floor	
Master bedroom	6	17.7x16.11 ft	Floating floor	

Walk-in	6	8.4x5.2 ft	Floating floor	
Bathroom	6	10.3x8.6 ft	Ceramic tiles	En Suite with Master bedroom

Caractéristiques

Système de chauffage	Air circulation
Énergie de chauffage	Natural gas
Cheminée-Poêle	Other , Electric fireplace
Équipements / services	Central vacuum cleaner system installation , Other , Gym, Community room, Roof terrace , Wall-mounted air conditioning , Ventilation system , Entry phone , Electric garage door , Sauna , Alarm system
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Un accès facile	Elevator
Foyer	Other , Electric fireplace
Restrictions / autorisations	Animals allowed
Services disponibles	Fire detector

INCLUSIONS & EXCLUSIONS

Inclusions	Household appliances (except microwave). All blinds, all light fixtures, 2 shelves in lockers, alarm system, central vacuum cleaner, shelves in wardrobes and walk-in closets and kitchen drawers.
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