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Centris No. 13602092 (Active)



\$785,000

9 Rue Cedarwood-Court
Kirkland
H9J 2Z5

Region Montréal
Neighbourhood Timberlea
Near Heritage
Body of Water

| | | | |
|--------------------------|----------------|---------------------------------|---------------|
| Property Type | Bungalow | Year Built | 1985 |
| Building Type | Detached | Expected Delivery Date | Seasonal |
| Intergenerational | | Reposess./Judicial auth. | No |
| Building Size | 47 X 44 ft irr | Trade possible | |
| Living Area | | Cert. of Loc. | Yes (2021) |
| Building Area | | File Number | |
| Lot Size | 65 X 95 ft irr | Occupancy | 90 days PP/PR |
| Lot Area | 9,627 sqft | | Accepted |
| Cadastre | 2458306 | Deed of Sale Signature | 30 days PP/PR |
| | | | Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|--------------------|-----------------------|----------------|--------------------------|---------|
| Year | 2024 | Municipal | \$4,750 (2024) | Common Exp. | |
| Lot | \$599,200 | School | \$612 (2024) | Electricity | \$1,485 |
| Building | \$228,200 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$827,400 (94.88%) | Total | \$5,362 | Total | \$1,485 |

| Room(s) and Additional Space(s) | | | | | | | | |
|---------------------------------|-----------------|-----------------|---|--------------------------------|--|-----------------------------------|-----|--|
| No. of Rooms | 10 | | No. of Bedrooms (above ground + basement) | 2+2 | | No. of Bathrooms and Powder Rooms | 2+0 | |
| Level | Room | Size | Floor Covering | Additional Information | | | | |
| GF | Living room | 18.10 X 14.7 ft | Wood | | | | | |
| GF | Dining room | 11.7 X 8.1 ft | Wood | | | | | |
| GF | Kitchen | 15.4 X 11 ft | Ceramic | dINETTE | | | | |
| GF | Primary bedroom | 12.4 X 14.5 ft | Wood | | | | | |
| GF | Bedroom | 12.4 X 9.7 ft | Wood | | | | | |
| GF | Bathroom | 11.4 X 8.3 ft | Ceramic | separate shower | | | | |
| BA1 | Playroom | 14.5 X 20.2 ft | Laminate floor | Fireplace-Stove. gas fireplace | | | | |
| BA1 | Bedroom | 12.2 X 16.8 ft | Laminate floor | | | | | |
| BA1 | Bedroom | 9.9 X 12.6 ft | Laminate floor | | | | | |
| BA1 | Bathroom | 9.3 X 9.1 ft | Ceramic | separate shower | | | | |
| Additional Space | | | Size | | | | | |
| Garage | | | 18.7 X 21.11 ft | | | | | |

Features

| | | | |
|------------------------------------|--|--|--|
| Sewage System | Municipality | Rented Equip. (monthly) | Propane tank (\$10) |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | |
| Roofing | Asphalt shingles | Parkg (total) | Driveway (4), Garage (2) |
| Siding | Brick, Vinyl | Driveway | Asphalt |
| Windows | | Garage | Attached, Double width or more, Heated |
| Window Type | | Carport | |
| Energy/Heating | Electricity | Lot | Bordered by hedges, Fenced, Landscaped |
| Heating System | Forced air | Topography | |
| Basement | 6 feet and more, Finished basement | Distinctive Features | Cul-de-sac, No rear neighbours |
| Bathroom | Separate shower | Water (access) | |
| Washer/Dryer (installation) | Bathroom (Basement 1) | View | |
| Fireplace-Stove | Gas fireplace | Proximity | Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation, Réseau Express Métropolitain (REM) |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Property/Unit Amenity | Central vacuum cleaner system installation, Electric garage door opener, Central heat pump | Energy efficiency | |
| Restrictions/Permissions | | Mobility impaired accessible | |
| Pets | | | |

Inclusions

light fixtures, window coverings, dishwasher, garage door opener + 2 remotes, central vacuum + accessories, backyard shed, hot water heater

Exclusions

Remarks

Welcome to 9 Cedarwood Court, nestled in the highly sought-after Timberlea neighborhood of Kirkland. The main level boasts 2 bedrooms, a 4-piece bathroom with glass shower and corner tub, a bright and spacious living room and dining room, and a fully renovated kitchen with dinette. Patio doors lead from the kitchen to the backyard, with both an upper wood deck, and a lower unistone patio. Car enthusiasts will appreciate the double garage, customized by Garage Outfitters with sleek epoxy flooring. What sets this home apart is its exceptional energy efficiency, with total energy costs averaging under \$1,500 per year. Don't miss your chance!

Addendum

The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

The backyard shed encroaches on the servitude for Hydro QC & Bell Canada. Any requirement for title insurance shall be at the BUYER's expense.

The BUYER may choose the notary, but notary must be agreeable to the SELLER.

Energy costs are based on past Hydro QC statements which are available upon request. The SELLER offers no guarantees regarding future potential energy costs.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-42268

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Frontage



Interior



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Primary bedroom



Bedroom



Bathroom



Bathroom



Playroom



Playroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Garage



Back facade



Back facade



Frontage



Backyard