

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 10148627 (Active)



\$975,000

36 Rue Réginald-Brown
Kirkland
H9J 2Y2

Region Montréal
Neighbourhood North West
Near Niagara
Body of Water

Property Type	Two or more storey	Year Built	1981
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	42 X 25 ft irr	Reposess./Judicial auth.	No
Living Area	2,050 sqft	Trade possible	
Building Area	1,130 sqft	Cert. of Loc.	Yes (2010)
Lot Size	60 X 130 ft	File Number	
Lot Area	7,808 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2460072	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$4,051 (2022)	Common Exp.	
Lot	\$492,500	School	\$541 (2022)	Electricity	\$2,110
Building	\$315,200	Infrastructure		Oil	
		Water		Gas	
Total	\$807,700	Total	\$4,592	Total	\$2,110

Room(s) and Additional Space(s)					
No. of Rooms	No. of Bedrooms (above ground + basement)			No. of Bathrooms and Powder Rooms	
12	4+0			2+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.6 X 16.2 ft	Wood		
GF	Dining room	11.5 X 10.11 ft	Wood		
GF	Kitchen	11.6 X 16 ft	Wood		
GF	Family room	13 X 14 ft	Wood	Fireplace-Stove. gas fireplace	
GF	Powder room	9 X 5 ft	Ceramic	washer/dryer	
2	Primary bedroom	14 X 11 ft	Wood	walk-in closet	
2	ensuite	8.6 X 6.6 ft	Ceramic		
2	Bedroom	13.10 X 11.11 ft	Wood		
2	Bedroom	9.4 X 12.4 ft	Wood		
2	Bedroom	9.8 X 8.7 ft	Wood	office	
2	Bathroom	7.9 X 7 ft	Ceramic		
BA1	Playroom	23 X 22.7 ft	Laminate floor		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Heating unit (\$66), Water heater - 1 (\$18)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground, Salt
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Heated, Single width
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Elementary school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener	Energy efficiency	
Restrictions/Permissions			

Inclusions

all light fixtures, all window coverings, dishwasher, refrigerator, stove, hood, microwave, garage door opener with remote control, cabana, gazebo with screen, all equipment, elliptical

Exclusions

washer, dryer, pool robot.

Broker - Remarks

Fabulous 4 bdr Canadiana-style home in Kirkland North-West. This property features a spacious backyard with IG pool, recent wood deck, and offers complete privacy with mature cedar hedges. The main flr includes a modern, renovated kitchen with centre island and quartz counters, and a cozy FMR with a gas fireplace. New hardwood floors throughout, and a new staircase leading to the 2nd flr. The primary bdrm has a walk-in closet and ensuite bath, and there are 3 more good sized rooms and a renovated family bthrm. The finished bsmnt is wide open, with enough space for a home gym, a kids playroom and a home entertainment area. Priced to sell!

Addendum

Walking distance to École primaire Émile-Nelligan and Holleufer Park.

Quiet, kid-friendly street with lots of young families.

Sale with legal warranty of quality.

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

A new Certificate of location was ordered. Delivery mid-January 2023.

Sale with legal warranty

Seller's Declaration

Yes SD-59266

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



Interior



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Playroom



Playroom



Playroom