

ROYAL LEPAGE VILLAGE
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Centris No. 11563278 (Active)

[See all pictures](#)



\$1,075,000

14 Rue Larochelle

Kirkland

H9H 3S6

Region Montréal

Neighbourhood South East

Near Marquette

Body of Water

Property Type	Two or more storey	Year Built	1975
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	41 X 44 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	60 X 100 ft	File Number	
Lot Area	6,000 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1994271	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$5,194 (2026)	Common Exp.	
Lot	\$376,200	School	\$674 (2025)	Electricity	\$1,395
Building	\$569,400	Infrastructure		Oil	\$2,920
		Water		Gas	
Total	\$945,600 (113.68%)	Total	\$5,868	Total	\$4,315

Room(s) and Additional Space(s)					
No. of Rooms	15	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	4+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14 X 20 ft	Parquetry		
GF	Family room	14.5 X 12.11 ft	Parquetry	Fireplace-Stove. wood fireplace	
GF	Dining room	12.3 X 12.4 ft	Ceramic		
GF	Kitchen	13.8 X 12.4 ft	Ceramic	granite counters	
GF	Bedroom	14.5 X 12.4 ft	Parquetry		
GF	Bathroom	8.7 X 9 ft	Ceramic	washer/dryer	
2	Primary bedroom	19.1 X 12.4 ft	Parquetry		
2	ensuite	12.3 X 7.9 ft	Ceramic		
2	Bedroom	10.10 X 12.4 ft	Parquetry		
2	Bedroom	10.11 X 15.10 ft	Parquetry		
2	Bedroom	10.11 X 12.4 ft	Parquetry		

2	Bathroom	7.7 X 8.11 ft	Ceramic
BA1	Playroom	38.5 X 11.9 ft	Laminate floor
BA1	Office	12.4 X 32.3 ft	Laminate floor
BA1	Bathroom	8 X 8.1 ft	Ceramic
Additional Space			Size
Garage			18.6 X 23.1 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
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, Separate shower	Water (access)	
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Daycare centre, Elementary school, High school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

all light fixtures, all window coverings, dishwasher, kitchen exhaust fan, all bathroom mirrors and fixtures, pax closets in primary bedroom, closet organizer in front bedroom, garage door opener with 2 remotes

Exclusions

kitchen bar stools, all wall-mounted tvs and brackets

Remarks

Welcome to 14 Larochelle. Nestled on a quiet street in prime Southeast Kirkland, this spacious 5-bedroom, 4-bathroom home is perfect for growing families. Enjoy an ideal location near Kuper Academy, Kirkland Arena, Lakeshore Hospital, and easy access to Highway 40. The main floor features a renovated kitchen, a cozy family room with a wood fireplace, and an extra bedroom or home office. Upstairs offers 4 more bedrooms, including a primary with a renovated ensuite. The finished basement provides incredible intergenerational potential. A true gem in a sought-after area!

Addendum

Discover this beautifully maintained family residence in the heart of Southeast Kirkland. Combining comfort with a versatile layout, this home offers everything a modern family needs.

Main Floor:

The heart of the home features a bright, renovated kitchen, complete with granite counters and bar seating. It flows seamlessly into the formal dining area, perfect for entertaining. The living room makes a grand impression with its lofty cathedral ceilings, creating an airy and open atmosphere. The sunken family room, anchored by a classic wood fireplace, offers a cozy retreat. Additionally, this level includes a versatile 5th bedroom, ideal for a home office or guest suite, and a full bathroom with integrated laundry.

Upper Level:

The second floor boasts four generous bedrooms. The primary bedroom serves as a private sanctuary with its own renovated ensuite bathroom. An additional renovated family bathroom serves the remaining three bedrooms, ensuring convenience for the whole family.

Basement & Potential:

The expansive finished basement is a standout feature. Currently housing a large playroom and a renovated full bathroom, the space is designed with future flexibility in mind. With existing plumbing rough-ins, it offers the perfect footprint for a secondary suite or intergenerational dwelling.

Additional Features:

- High-efficiency electric heat pump (2015)
- Newer front and garage doors
- Attached double garage
- Quiet, family-friendly street with minimal traffic
- Proximity to top-tier schools and essential services

Don't miss your chance to call 14 Larochelle home!

Sale with legal warranty of quality

Seller's Declaration

Yes SD-73280

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



Frontage



Frontage



Interior



Hall



Living room



Living room



Family room



Dining room



Dining room



Kitchen



Kitchen



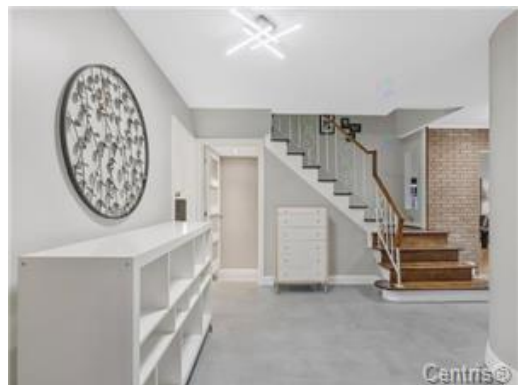
Bedroom



Bathroom



Bathroom



Hall



Hall



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom