



Catherine Broady, Residential and Commercial Real Estate Broker
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ROYAL LEPAGE VILLAGE, Real Estate Agency
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Centris No. 13474595 (Active)



\$835,000

144 Boul. Kirkland
Kirkland
H9J 1P2

Region Montréal
Neighbourhood South West
Near
Body of Water

Property Type Bungalow
Building Type Detached
Intergenerational
Building Size 44.6 X 31.1 ft
Living Area
Building Area
Lot Size 58 X 90 ft irr
Lot Area 5,883 sqft
Cadastre 1991217
Zoning Residential

Year Built 1974
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. Yes (1999)
File Number
Occupancy 2025-11-14
Deed of Sale Signature 2025-11-14

Municipal Assessment

Year 2025
Lot \$336,100
Building \$418,100

Taxes (annual)

Municipal \$4,483 (2025)
School \$614 (2025)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity \$2,878
Oil
Gas

Total \$754,200 (110.71%) **Total** \$5,097 **Total** \$2,878

Room(s) and Additional Space(s)

No. of Rooms 11 **No. of Bedrooms (above ground + basement)** 3+1 **No. of Bathrooms and Powder Rooms** 2+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	12.1 X 18.6 ft	Parquetry	
GF	Dining room	11.8 X 11 ft	Parquetry	
GF	Kitchen	15 X 13.3 ft	Ceramic	dinette
GF	Primary bedroom	11.1 X 17.3 ft	Parquetry	
GF	Bathroom	6.1 X 8.4 ft	Ceramic	
GF	Bedroom	10.4 X 14.5 ft	Parquetry	
GF	Bedroom	10.4 X 10.7 ft	Parquetry	
GF	Bathroom	6.10 X 6.4 ft	Ceramic	
GL	Playroom	20.8 X 19.2 ft	Carpet	Fireplace-Stove. Electric fireplace
GL	Bedroom	12 X 10.8 ft	Carpet	
GL	Powder room	7.10 X 8.9 ft	Ceramic	washer/dryer

Additional Space
Garage **Size** 22.8 X 21 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Concrete slab on ground	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	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, access to garage	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Powder room (Basement 1)	View	
Fireplace-Stove	Fireplace - Other: electric	Proximity	Daycare centre, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, dishwasher, washer, dryer, all light fixtures (except dining room), All window coverings (except side panel drapes in Living room and dining room), shed, electric garage door opener and two remotes, all shelving units in the garage, 2 hoses, any other items left in the home or in the shed by the owner.

Exclusions

Dining room light fixture, side panel drapes in living room and dining room

Remarks

Nestled in a desirable neighbourhood, this meticulously maintained raised bungalow has been lovingly cared for by the same owner for over 25 years. Bright and spacious, it offers 3 bedrooms and 2 full baths on the upper level, along with an updated kitchen featuring a charming Juliette balcony overlooking the backyard. Mature cedar hedges provide privacy, while perennial gardens add beauty year after year. The lower level includes a 4th bedroom, powder room with laundry, a double garage, and a sun-filled family room with patio doors leading directly to the private backyard retreat.

Addendum

- Pre- listing building inspection report is available.
- All offers must be accompanied by an up-to-date letter of financial pre-qualification or proof of funds.
- The Buyer may choose the notary, but must be agreeable to the seller.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at the risk and peril of the buyers

Seller's Declaration Yes SD-77240

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



Hall



Hall



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Dinette



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Staircase



Family room



Bar



Family room



Family room



Family room



Bedroom