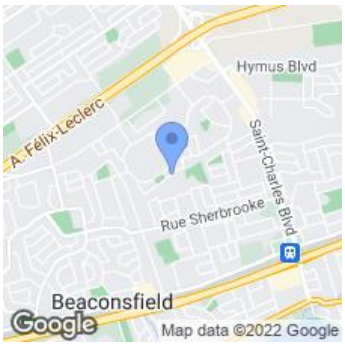
ROYAL LEPAGE VILLAGE
Real Estate Agency
263-C, boul. St-Jean
Pointe-Claire (QC) H9R 3J1
http://royallepagevillage.com

Office : 514-694-2121
Fax : 514-695-1869
villagepc@royallepage.ca

Centris No. 13892905 **(Active)**



$899,000

83 Rue Alta-Vista
Kirkland
H9J 2J2

Region	Montréal
Neighbourhood	South West
Near	
Body of Water	

Property Type	Two or more storey	**Year Built**	1974
Building Type	Detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size	40 X 27 ft	**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area		**Cert. of Loc.**	Yes (2021)
Lot Size	90 X 59 ft	**File Number**	
Lot Area	5,466 sqft	**Occupancy**	2022-09-08
Cadastre	1991564	**Deed of Sale Signature**	2022-09-01
Zoning	Residential		

Municipal Assessment

Year	2022
Lot	$208,200
Building	$356,400
Total	$564,600

Taxes (annual)

Municipal	$4,133 (2022)
School	$524 (2022)
Infrastructure	
Water	
Total	$4,657

Expenses/Energy (annual)

Common Exp.	
Electricity	$643
Oil	
Gas	$2,393
Total	$3,036

Room(s) and Additional Space(s)

No. of Rooms 14 **No. of Bedrooms (above ground + basement)** 4+1 **No. of Bathrooms and Powder Rooms** 2+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	20.7 X 14.7 ft	Wood	
GF	Dining room	10.11 X 12.9 ft	Wood	
GF	Kitchen	19.3 X 12.8 ft	Ceramic	
GF	Family room	11.8 X 15 ft	Wood	
GF	Laundry room	5.7 X 5.4 ft	Ceramic	
GF	Powder room	5.6 X 5.4 ft	Ceramic	
2	Primary bedroom	11.10 X 18 ft	Laminate floor	
2	ensuite	9.11 X 9 ft	Ceramic	
2	Bedroom	9.6 X 14 ft	Laminate floor	
2	Bedroom	12.7 X 15.3 ft	Laminate floor	
2	Bedroom	11.6 X 11.8 ft	Laminate floor	
2	Bathroom	12.5 X 6.11 ft	Ceramic	
BA1	Playroom	29.7 X 14.3 ft	Laminate floor	
BA1	Bedroom	11.3 X 12.5 ft	Laminate floor	

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	Water heater - 1 ($19)
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles, Elastomeric membrane	**Parkg (total)**	Driveway (2), Garage (1)
Siding		**Driveway**	Asphalt
Windows		**Garage**	Attached, 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)	Off kitchen (1st level/Ground floor)	**View**	
Fireplace-Stove		**Proximity**	
Kitchen Cabinets		**Building's Distinctive Features**	
Equipment/Services	Central air conditioning, Electric garage door opener	**Energy efficiency**	
Restrictions/Permissions			

Inclusions

Fridge, stove, dishwasher, washer dryer, all light fixtures, all window coverings, electric garage door opener and one remote, shed, Ikea Pax unit in master bedroom, Ikea cabinet in basement storage room, 2 patio gazebos, patio tables and 6 chairs and patio light

Exclusions

Broker - Remarks

This bright and spacious home has been tastefully updated. The main level features newer hardwood floors and a bright updated kitchen with granite counters and breakfast bar. Upstairs are 4 spacious bedrooms and 2 renovated bathrooms. The basement has been recently finished with a 5th bedroom and large playroom. The windows, roof and central air have all been replaced. The backyard offers a beautiful private deck perfect for summer entertaining . This home is in a fabulous location within close proximity to the community pool, schools, parks, public transportation and many shops and restaurants.

Addendum

-The fireplace is sold without any warranty with respect to its compliance

-A pre-listing building inspection report is available

-Visits will be Thursday June 23 & Friday June 24 from 4-7pm, Saturday June 25 & Sunday June 26th from 10-4pm and Monday June 27th from 1-4pm. All offers are to be submitted no later than Tuesday June 28th at 1pm , and all offers must be left open until Wednesday June 29th at 1pm.

-All offers to be submitted with an up-to-date mortgage pre-approval letter or proof of funds.

Sale without legal warranty of quality, at the buyer’s risk and peril

Seller’s Declaration

Yes SD-00471

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

Hall

Living room

Living room

Dining room

Kitchen

Kitchen

Kitchen

Family room

Laundry room

Powder room

Primary bedroom

Primary bedroom

Ensuite bathroom

Ensuite bathroom

Ensuite bathroom

Walk-in closet

Bedroom

Bedroom

Bedroom

Bathroom

Playroom

Bedroom