



**Catherine Broady**, Residential and Commercial Real Estate Broker  
 Catherine Broady Inc.  
**ROYAL LEPAGE VILLAGE**, Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<http://www.teambroady.ca>

514-891-3033 / 514-694-2121  
 Fax : 514-695-1869  
 cbroady@royallepage.ca



**Centris No.** 19182065 (Active)



**\$698,900**

**33 Rue Béthune**  
**Kirkland**  
**H9H 4L5**

**Region** Montréal  
**Neighbourhood** South East  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1984
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	40.1 X 31.9 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (1995)
<b>Lot Size</b>	100 X 73 ft irr	<b>File Number</b>	
<b>Lot Area</b>	6,649.94 sqft	<b>Occupancy</b>	2021-06-12
<b>Cadastre</b>	1993141	<b>Deed of Sale Signature</b>	2021-06-07
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2021	<b>Municipal</b>	\$3,944 (2021)	<b>Common Exp.</b>	
<b>Lot</b>	\$253,300	<b>School</b>	\$479 (2021)	<b>Electricity</b>	\$2,282
<b>Building</b>	\$304,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$558,200	<b>Total</b>	\$4,423	<b>Total</b>	\$2,282

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	9	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.11 X 16.4 ft	Wood		
GF	Dining room	11.8 X 10.4 ft	Wood		
GF	Kitchen	9 X 19.5 ft	Ceramic		
GF	Family room	10.5 X 15 ft	Ceramic		
2	Master bedroom	13.5 X 11.10 ft	Wood		
2	Bedroom	9.7 X 13.2 ft	Wood		
2	Bedroom	11.6 X 9.9 ft	Wood		
BA1	Playroom	23 X 21.10 ft irr	Parquetry		
BA1	Office	10.6 X 8.4 ft	Laminate floor		

<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Poured concrete
<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$15)
<b>Renovations</b>	
<b>Pool</b>	

<b>Roofing</b>		<b>Park (total)</b>	Driveway (2), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Daycare centre, Elementary school, High school, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Electric garage door opener, Alarm system	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

### Inclusions

Dishwasher, Light fixtures, window coverings, electric garage opener and remotes, irrigation system, alarm system, pond pump, microwave (light for microwave is non-functional).

### Exclusions

Fridge, stove, washer, dryer

### Broker - Remarks

Absolutely immaculate and meticulously maintained by its original owners this bright 3 bedroom, 1+1 bathroom home features new wood floors on 2 levels, Sunroom extension off the kitchen, Large finished basement and private backyard with pond. Close to many amenities such as Kuper Academy, Kirkland arena, the hospital and many parks.

### Addendum

\*All offers to be submitted no later than 1pm on Monday, May 3rd and to be left open until 1 pm on Tuesday May 4th for a response.

\*\*Pre-listing building inspection report is available

\*\*\*Signed Covid form required prior to all visits. Masks and gloves need to be worn by all visitors.

### Sale with legal warranty

### Seller's Declaration

Yes SD-66920

### 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





Dinette



Family room



Family room



Powder room



Powder room



Hall



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Basement



Basement



Office



Back facade