

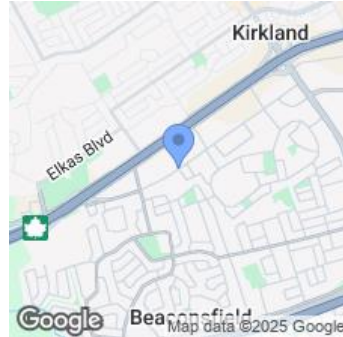


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**Centris No.** 19691853 (Active)



**\$695,000**

**17565 Ch. Ste-Marie  
 Kirkland  
 H9J 2L3**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2009
<b>Building Type</b>	Attached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	22 X 42 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2009)
<b>Lot Size</b>	27 X 120 ft	<b>File Number</b>	
<b>Lot Area</b>	3,240 sqft	<b>Occupancy</b>	100 days PP/PR Accepted
<b>Cadastre</b>	4387667	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$3,325 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$185,100	<b>School</b>	\$446 (2025)	<b>Electricity</b>	\$2,604
<b>Building</b>	\$370,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$555,400 (125.14%)	<b>Total</b>	\$3,771	<b>Total</b>	\$2,604

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	9.1 X 12.2 ft	Wood		
GF	Dining room	11.8 X 13.9 ft	Wood		
GF	Kitchen	8.8 X 12.3 ft	Ceramic		
GF	Powder room	5.10 X 4.8 ft	Ceramic		
2	Primary bedroom	12.3 X 12.7 ft	Wood	walk-in closet	
2	Bedroom	9.8 X 9.8 ft	Wood		
2	Bedroom	10.1 X 9.8 ft	Wood		
2	Bathroom	6.11 X 13.1 ft	Ceramic	separate shower	
BA1	Playroom	11 X 17.10 ft	Flexible floor coverings		
BA1	Office	7.4 X 11.7 ft	Flexible floor coverings		
BA1	Bathroom	4.8 X 8.2 ft	Ceramic		
BA1	Laundry room	7.5 X 12.10 ft	Flexible floor coverings		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (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>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	basement (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

All light fixtures (except dining room), All window coverings, Dishwasher, fridge, microwave, electric garage door opener 1 remote, shed, shelves in garage and laundry room, TV brackets in Primary bedroom and basement, alarm system

## Exclusions

Dining room light fixture , light fixture in boy's bedroom

## Remarks

Immaculate 2009-built townhome that shows true pride of ownership. The main level features a bright living room perfect for everyday living and entertaining. The dining room open to the modern kitchen features patio doors leading to a sunny deck and private yard. A convenient powder room and direct access to the attached garage complete this level . Upstairs offers 3 inviting bedrooms with gleaming hardwood floors, a spacious bathroom with soaker tub and separate shower, and a serene primary suite with walk-in closet. The newly finished basement adds a second full bath, home office, and laundry. Ideally located near school, park & highway.

## Addendum

- Pre- listing building inspection report is available
- A new Certificate of location was ordered

## Sale with legal warranty of quality

## Seller's Declaration

Yes SD-71572

## 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



Overall view



Kitchen



Kitchen



Dining room



Powder room



Primary bedroom



Primary bedroom



Walk-in closet



Bedroom



Bedroom



Bathroom



Bathroom



Playroom



Playroom



Office



Bathroom



Balcony



Backyard



Back facade