# 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 village@royallepage.ca



Centris No. 19712564 (Active)





\$349,000

17 Boul. Kirkland, apt. 109

Kirkland H9J 1N2

Region Montréal
Neighbourhood South West

Near

**Body of Water** 

Property Type	House	Year Built	1975
Style	Two or more storey	<b>Expected Delivery Date</b>	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Attached	Issued	Yes (2016)
Floor			
Total Number of Floors		Special Contribution	
Total Number of Units		Meeting Minutes	Yes (2020)
Private Portion Size		Financial Statements	Yes (2020)
Priv. Portion Area		Building Rules	
Building Area		Reposess./Judicial auth.	No
Lot Size		Trade possible	
Lot Area		Cert. of Loc. (divided part)	No
Cadastre of Private Portion	1992780, 2240609	File Number	
<b>Cadastre of Common Portions</b>	1992932, 1994685	Occupancy	2020-11-08
Zoning	Residential	Deed of Sale Signature	2020-11-06

Municipal A	ssessment	Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$1,871 (2020)	Condo Fees (\$491/month)	\$5,892
Lot	\$113,700	School	\$209 (2020)	Common Exp.	
Building	\$140,300	Infrastructure Water		Electricity Oil Gas	\$476
Total	\$254,000	Total	\$2,080	Total	\$6,368

#### No. of Rooms 7 No. of Bedrooms 2+1 No. of Bathrooms and Powder Rooms Level Room Size Floor Covering Additional Information GF Living room 11.9 X 11 ft Fireplace-Stove. Parquetry GF Dining room 9.7 X 9 ft Parquetry Patio door

GF Kitchen 11.10 X 8.2 ft Wood 2 Master bedroom 10.7 X 15.1 ft Parquetry 2 Bedroom Parquetry 15 X 9.1 ft BA1 11 X 13.6 ft Laminate floor Playroom

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Room(s) and Additional Space(s)

BA1 Bedroom 11 X 9.2 ft Laminate floor

**Features** 

Sewage System Municipality Rented Equip. (monthly)

Water Supply Municipality Renovations

Siding Pool Inground

Windows Cadastre - Parkg (incl. pr Window Type Cadastre - Parkg (excl. pr

Energy/Heating Natural gas Parkg (total) Driveway (1), Garage (1)

Heating SystemHot waterDrivewayBasement6 feet and more, FinishedGarage

basement

Bathroom Carport
Washer/Drver (installation) basement (Basement 1) Lot

Washer/Dryer (installation) basement (Basement 1) Lot
Fireplace-Stove Wood fireplace Topography

Kitchen Cabinets

Restrictions/Permissions

Equipment/Services

Distinctive Features
Water (access)
View

Building's Distinctive Features Proximity Daycare centre, Elementary

school, Highway, Hospital, Park,

Public transportation

Energy efficiency Roofing

**Inclusions** 

Dishwasher, fridge, stove, washer, dryer, hood vent, all light fixtures, all window coverings as installed

## **Exclusions**

#### **Broker - Remarks**

Immaculate 2+1 bedroom condo townhouse overlooking a nicely landscaped courtyard. Features a private pool for use by the residents, 1+1 bathrooms, updated kitchen, finished basement with laundry room, wood fireplace, interior garage and exterior parking spot. A short drive to St-Charles and highway 20 & 40.

### **Addendum**

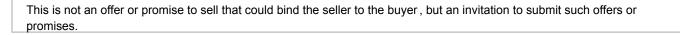
- 1-Sale without legal warranty of quality, at the buyer's risk and peril
- 2-The fireplace is sold without any warranty with respect to its compliance with applicable regulations and insurance company requirements.
- 3-Pre- listing building inspection report is available.
- 4-Signed Covid form required prior to all visits. Masks and gloves need to be worn by all visitors.
- 5-A new Certificate of Location was ordered. ETD October 22, 2020
- 6- Please note heat and hot water are included in the condo fees
- 7-All offers to be submitted by Sunday October 25th at 5pm and left open until 5pm October 26th

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

Seller's Declaration Yes SD-27455

#### Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



2020-10-20 at 10:13 am



Frontage



Hall



Living room



Living room



Interior



Powder room



Living room



Dining room



Dining room



Kitchen



Hall



Master bedroom



Kitchen



Dinette



Master bedroom



Master bedroom



Bedroom



Bathroom



Playroom



Laundry room



Bedroom



Playroom



Bedroom



Balcony