

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

Municipal Assessment

Year	2020
Lot	\$113,700
Building	\$140,300

Taxes (annual)

Municipal	\$1,871 (2020)
School	\$209 (2020)
Infrastructure	
Water	

Expenses/Energy (annual)

Condo Fees (\$491/month)	\$5,892
Common Exp.	
Electricity	\$476
Oil	
Gas	

Total	\$254,000	Total	\$2,080	Total	\$6,368
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Room(s) and Additional Space(s)

No. of Rooms	7	No. of Bedrooms	2+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.9 X 11 ft	Parquetry	Fireplace-Stove.	
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	15 X 9.1 ft	Parquetry		
BA1	Playroom	11 X 13.6 ft	Laminate floor		

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 System	Hot water	Driveway	
Basement	6 feet and more, Finished basement	Garage	
Bathroom		Carport	
Washer/Dryer (installation)	basement (Basement 1)	Lot	
Fireplace-Stove	Wood fireplace	Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services		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			

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



Powder room



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Dinette



Hall



Master bedroom



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Playroom



Playroom



Bedroom



Laundry room



Balcony