

ROYAL LEPAGE VILLAGE
Real Estate Agency
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Pointe-Claire (QC) H9R 3J1
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Centris No. 20842103 (Active)



\$1,175,000

51 Rue Béthune
Kirkland
H9H 4L5

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Two or more storey	Year Built	1987
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	43.8 X 40.7 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2016)
Lot Size	135.7 X 42.1 ft irr	File Number	
Lot Area	10,364 sqft	Occupancy	2021-09-20
Cadastre	1993117	Deed of Sale Signature	2021-09-13
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$6,149 (2021)	Common Exp.	
Lot	\$315,800	School	\$745 (2021)	Electricity	\$3,975
Building	\$536,900	Infrastructure		Oil	
		Water		Gas	
Total	\$852,700	Total	\$6,894	Total	\$3,975

Room(s) and Additional Space(s)

No. of Rooms 14		No. of Bedrooms 4+1		No. of Bathrooms and Powder Rooms 3+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.6 X 16.7 ft	Wood		
GF	Dining room	11.2 X 13.3 ft	Wood		
GF	Kitchen	13.1 X 21.5 ft	Tiles	Patio door	
GF	Family room	17.6 X 13.4 ft	Wood	Fireplace-Stove.	
2	Master bedroom	13 X 18.1 ft	Wood		
2	ensuite	11.2 X 9.4 ft	Ceramic	separate shower	
2	Bedroom	13.10 X 13.1 ft	Wood		
2	Bedroom	14 X 13.1 ft	Wood		
2	Bedroom	13.4 X 11.11 ft	Wood		
2	Bathroom	5 X 11.11 ft	Ceramic		
BA1	Playroom	13.6 X 16.4 ft	Carpet		
BA1	Office	11.3 X 12.8 ft	Carpet	or bedroom	
BA1	Family room	21 X 26.1 ft	Laminate floor		
BA1	Bathroom	8 X 8.2 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$9)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (5), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump	Energy efficiency	

Restrictions/Permissions

Inclusions

All light fixtures, all window coverings, stove, dishwasher, microwave, electric garage door opener & 2 remotes, alarm, central vac & accessories, pool accessories, hot tub, 4 tv brackets (MBDRM, FMR, 2 BSMNT), 2 sheds, garage fridge

Exclusions

Chandelier in entry, wall scones in family room, dining room light fixture, fridge in kitchen, freezer in basement

Broker - Remarks

This bright & spacious home features 4+1 bedrooms, 3 1/2 bathrooms, large renovated kitchen w/ granite counters and built in office space, Family room with cathedral ceilings, Renovated bathrooms, newly finished basement & an incredible backyard with separately fenced salt water pool, hot tub & uni-stone patios. A perfect oasis to unwind and relax.

Addendum

1-Pre- listing building inspection report is available

2-A new COL was ordered. ETD beginning of July

3-The fireplace is sold without any warranty with respect to its compliance with applicable regulations and insurance company requirements.

4-Signed Covid form required prior to all visits. Masks need to be worn by all visitors.

5- All offers to be submitted by Monday June 7th at 1pm and left open for 24 hours

Sale with legal warranty

Seller's Declaration

Yes SD-69364

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



Aerial photo



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Master bedroom



Master bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Staircase



Playroom