ROYAL LEPAGE VILLAGE

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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 A	ssessment	Taxes (annual)		Expenses/Energy (annual)	
Year Lot	2021 \$315,800	Municipal School	\$6,149 (2021) \$745 (2021)	Common Exp.	
Building	\$536,900	Infrastructure Water	ψ/ 4 3 (2021)	Electricity Oil Gas	\$3,975
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

Window Type

Sewage System Municipality Rented Equip. (monthly) Propane tank (\$9)

Water Supply Municipality Renovations

Foundation Poured concrete Pool Heated, Inground

RoofingAsphalt shinglesParkg (total)Driveway (5), Garage (2)SidingDrivewayAsphalt, Double width or more

Windows Garage Attached

Carport Electricity Lot

Energy/HeatingElectricityLotHeating SystemForced airTopography

Basement 6 feet and more, Finished Distinctive Features

basement

Bathroom Ensuite bathroom, Separate Water (access)

shower

Washer/Dryer (installation) Powder room (1st level/Ground View

floor)

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
anditioning, Central Energy efficiency

Equipment/Services Central air conditioning, Central

vacuum cleaner system

installation, Electric garage door opener, Central heat pump

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

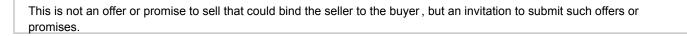
Sale with legal warranty

Seller's Declaration Yes SD-69364

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

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Frontage



Interior



Living room



Dining room



Aerial photo



Living room



Dining room



Kitchen



Kitchen



Kitchen



Family room



Master bedroom



Kitchen



Family room



Powder room



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Staircase



Ensuite bathroom



Bedroom



Bathroom



Playroom