

ROYAL LEPAGE VILLAGE
Real Estate Agency
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Centris No. 20871220 (Active)



\$1,600,000

39 Rue du Château-Kirkland
Kirkland
H9J 3Y7

Region Montréal
Neighbourhood North West
Near
Body of Water

Property Type	Two or more storey	Year Built	1997
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	35.7 X ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	31 X 115 ft irr	File Number	
Lot Area	8,694 sqft	Occupancy	2025-08-18
Cadastre	2459531	Deed of Sale Signature	2025-08-11
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$7,843 (2025)	Common Exp.	
Lot	\$508,900	School	\$1,045 (2025)	Electricity	\$4,106
Building	\$782,700	Infrastructure		Oil	
		Water		Gas	
Total	\$1,291,600 (123.88%)	Total	\$8,888	Total	\$4,106

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
14		4+1		3+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.2 X 16.2 ft	Wood	gas fireplace	
GF	Dining room	11.8 X 12.7 ft	Wood		
GF	Kitchen	16.10 X 16.8 ft	Ceramic	heated floors	
GF	Family room	16.6 X 14.8 ft	Wood	Fireplace-Stove.	
GF	Powder room	5.3 X 6 ft	Ceramic		
2	Primary bedroom	13.8 X 17.7 ft	Wood		
2	ensuite bathroom	9.10 X 11.3 ft	Ceramic	heated floors	
2	Bedroom	13.2 X 14.5 ft	Wood		
2	Bedroom	16.4 X 12 ft	Wood		
2	Bedroom	13.4 X 10.3 ft	Wood		
2	Bathroom	7.11 X 10.5 ft	Ceramic		
BA1	Playroom	14.2 X 26.4 ft	Flexible floor coverings		
BA1	Playroom	15.9 X 16.6 ft	Flexible floor coverings		
BA1	Bedroom	16.2 X 13.6 ft	Flexible floor coverings		

BA1	Bathroom	9.11 X 7.6 ft	Ceramic
Additional Space		Size	
Garage		19.5 X 21.11 ft	
Features			
Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$15)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground, salt water
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more
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)	Off the kitchen (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Cross-country skiing, Daycare centre, Elementary school, Highway, Park, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			
Inclusions			
Fridge, stove, dishwasher, washer, dryer (dryer is still functional but motor needs to be repaired), microwave, hood vent, alarm system, electric garage door opener and 2 remotes, all light fixtures (except 1 excluded) , all window coverings, central vac. and accessories, all pool accessories, irrigation system, shed, desk in office, gazebo, all patio furniture, kitchen stools, two televisions.			
Exclusions			
Crystal Light fixture in smaller girl's bedroom			
Remarks			
Absolutely immaculate and stunning 4+1 bed, 3.5 bath 2-storey home on a quiet, family-friendly street. Private backyard oasis with 10-ft hedges and in-ground pool. Main level features a beautifully renovated kitchen with gas stove, large island, walk-in pantry, heated floors, and is open to the family room with gas fireplace and built-in benches. Upstairs boasts 4 spacious bedrooms and 2 full baths. Fully finished basement with 5th bedroom and 3rd full bath. Walk to parks, schools, bike paths, and future REM. A true gem in a sought-after community!			
Addendum			
Welcome to this absolutely immaculate and turnkey 4+1 bedroom, 3.5 bathroom two-storey home, located on a quiet, family-friendly street in a highly sought-after community. From the moment you step inside, you'll be impressed by the spacious entry hall with heated ceramic floors that flow seamlessly into the heart of the home.			
The formal living room, dining room, and family room all feature gleaming hardwood floors, creating a warm and elegant ambiance. The fully renovated kitchen is a showstopper, complete with a gas stove, large center island, walk-in pantry,			

heated floors, and patio doors that lead directly to your private backyard oasis. Surrounded by 10-foot hedges, the yard boasts a heated in-ground salt water pool--perfect for relaxing or entertaining.

Also on this level, you'll find a stylishly renovated powder room, a convenient laundry area, and access to the double garage.

Upstairs, you'll find four spacious bedrooms with hardwood floors throughout. The luxurious primary suite features a spa-like ensuite with double sinks, a soaker tub, glass shower, heated floors, and a walk-in closet. A beautifully renovated family bathroom completes the second level.

The fully finished basement offers incredible additional living space, including a large playroom or TV room, a gym area, a fifth bedroom, and a newly renovated full bathroom with a glass shower.

Close to parks, schools, bike path, and the future REM, this home offers the perfect blend of style, comfort, and convenience. Truly a rare gem--move in and enjoy!

-This home has been pre-inspected. The inspection report is available upon request.

-All offers must be accompanied by an up-to-date letter of financial pre-qualification or proof of funds.

-The BUYER may choose the notary, but the notary must be agreeable to the SELLER. The signing must take place within a reasonable distance of the property.

Sale with exclusion(s) of legal warranty : Sale is made without legal warranty of quality at the risk and peril of the buyer.

Seller's Declaration

Yes SD-69929

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



Back facade



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Family room



Powder room



Staircase



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom