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Centris No. 23666736 (Active)



\$899,000

54 Ch. Lantier
Kirkland
H9J 2Y5
Region Montréal
Neighbourhood Timberlea
Near
Body of Water

Property Type	Two or more storey	Year Built	1981
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	27 X 44 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size	63 X 104 ft irr	File Number	
Lot Area	6,324 sqft	Occupancy	2024-07-15
Cadastre	2458382	Deed of Sale Signature	2024-07-08
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$4,840 (2024)	Common Exp.	
Lot	\$393,600	School	\$651 (2023)	Electricity	\$3,740
Building	\$450,400	Infrastructure		Oil	
		Water		Gas	
Total	\$844,000 (106.52%)	Total	\$5,491	Total	\$3,740

Room(s) and Additional Space(s)					
No. of Rooms	14		No. of Bedrooms (above ground + basement)	3+0	
			No. of Bathrooms and Powder Rooms	3+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.8 X 12.9 ft	Wood		
GF	Dining room	10.10 X 12.9 ft	Wood		
GF	Kitchen	11.10 X 12.9 ft	Wood		
GF	Family room	13.4 X 12.9 ft	Wood	Fireplace-Stove. Patio door	
GF	Powder room	6.4 X 8 ft	Ceramic	w/ Laundry	
2	Primary bedroom	11.7 X 15.6 ft	Wood		
2	ensuite	7.11 X 10.2 ft	Ceramic	heated floors	
2	Bedroom	12.7 X 10.8 ft	Wood		
2	Bedroom	9.3 X 11.6 ft	Wood		
2	Bathroom	10.4 X 10.3 ft	Ceramic	heated floors	
BA1	Playroom	25.11 X 11.9 ft	Bamboo		
BA1	Playroom	9.6 X 12.7 ft	Wood		
BA1	Bedroom	16.1 X 12.9 ft	Wood		
BA1	Bathroom	9.9 X 8.6 ft	Ceramic	heated floors	

BA1	Storage	11.8 X 9 ft	Concrete
Additional Space			Size
Garage			12.11 X 21.4 ft
Features			
Sewage System	Municipality		Rented Equip. (monthly)
Water Supply	Municipality		Renovations
Foundation	Poured concrete		Pool
Roofing	Asphalt shingles		Parkg (total)
Siding			Driveway (2), Garage (1)
Windows			Driveway
Window Type			Asphalt
Energy/Heating	Electricity		Garage
Heating System	Electric baseboard units		Attached, Single width
Basement	6 feet and more, Finished basement		Carpport
Bathroom	Ensuite bathroom, heated floors		Lot
Washer/Dryer (installation)	Powder room (1st level/Ground floor)		Topography
Fireplace-Stove	Wood fireplace		Distinctive Features
			Water (access)
			View
			Proximity
			Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets			Building's Distinctive Features
Property/Unit Amenity	Central air conditioning, Electric garage door opener		Energy efficiency
Restrictions/Permissions			Mobility impaired accessible
Pets			

Inclusions

All light fixtures, all window coverings, dishwasher, hot tub, electric garage door opener and remote, children's play structure

Exclusions

Remarks

Immaculate 3-bed, 2-storey home in Kirkland's Timberlea neighbourhood. Extensively renovated, boasting 3.5 baths, hardwood floors, plus a modern kitchen with granite counters and breakfast bar. Cozy family room offers a wood fireplace and access to a private backyard with deck, hot tub, and gazebo. Upstairs, find a spacious primary bedroom with ensuite featuring glass shower and heated floors as well as two more bedrooms and a renovated family bath with heated floors. Fully finished basement includes another renovated bathroom, plus versatile space for office, playroom or home gym. Fabulous location across from park.

Addendum

Beautifully renovated 2-storey home nestled in the heart of Kirkland's esteemed Timberlea neighbourhood features 3 bedrooms and 3 1/2 bathrooms.

The spacious living room and dining area are bathed in natural light, providing a warm and inviting ambiance for entertaining guests or simply relaxing with loved ones. The renovated kitchen features granite counters and a convenient breakfast bar. Flowing seamlessly into the cozy family room, where a wood fireplace sets the perfect mood for cozy evenings at home. Step through the patio doors and discover your own private backyard, complete with a wood deck, hot tub, and charming gazebo -- the ideal setting for al fresco dining or unwinding after a long day. Also on this level is a renovated powder room combined with laundry and access to the single car garage.

Ascend to the second floor and retreat to the spacious primary bedroom, where a renovated ensuite bathroom awaits, complete with a glass shower and heated floors for added comfort. Two additional bedrooms, each boasting hardwood floors,

offer ample space for family members or guests. A generously sized, renovated family bathroom is perfect for those busy mornings and its heated floors add a touch of luxury to your routine.

Descend to the fully finished basement and discover a haven of relaxation and entertainment. A beautifully renovated third bathroom with a glass shower and heated floors awaits, alongside a closed-off room perfect for a home office or accommodating guests. The open playroom provides plenty of space for creating your own personal sanctuary -- whether it be a cozy TV room, a vibrant playroom, or a dedicated home gym.

Outside your doorstep lies the vibrant community of Timberlea, where a park awaits right across the street, offering tennis courts in the summer and an outdoor skating rink in the winter -- perfect for year-round recreation. Explore a myriad of amenities just moments away, including shops, restaurants, public transportation, schools, and the REM train, ensuring effortless access to all that Kirkland has to offer. With easy access to the highway, commuting is a breeze, making this home the ultimate haven for modern living.

-This property was pre-inspected, and a copy of the inspection report is available.

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

Sale with legal warranty of quality

Seller's Declaration

Yes SD-39505

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



Frontage



Exterior entrance



Interior



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Powder room



Family room



Family room



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Bathroom