

**ROYAL LEPAGE VILLAGE**  
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**Centris No.** 24234062 (Active)

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**\$1,295,000**

**19 Rue Gingerwood**  
**Kirkland**  
**H9J 1R9**  
**Region** Montréal  
**Neighbourhood** South West  
**Near** Kirkland Blvd.

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1972
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	42 X 49 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	3,513 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2026)
<b>Lot Size</b>	56 X 89 ft	<b>File Number</b>	
<b>Lot Area</b>	8,132 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1991486	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2026	<b>Municipal</b>	\$6,583 (2026)	<b>Common Exp.</b>	
<b>Lot</b>	\$510,000	<b>School</b>	\$887 (2026)	<b>Electricity</b>	\$1,559
<b>Building</b>	\$686,000	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$1,410
<b>Total</b>	\$1,196,000 (108.28%)	<b>Total</b>	\$7,470	<b>Total</b>	\$2,969

Room(s) and Additional Space(s)					
No. of Rooms	14	No. of Bedrooms (above ground + basement)	5+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.8 X 18.3 ft	Parquetry		
GF	Dining room	12.8 X 11.6 ft	Parquetry		
GF	Kitchen	13.6 X 14.6 ft	Tiles	dINETTE	
GF	Family room	13.7 X 16.3 ft	Parquetry	Fireplace-Stove. wood fireplace	
GF	Powder room	7.2 X 3.9 ft	Ceramic		
GF	Laundry room	6.10 X 10.5 ft	Ceramic		
2	Primary bedroom	12.8 X 14.8 ft	Parquetry		
2	Ensuite bathroom	6.1 X 9.3 ft	Ceramic		
2	Bedroom	12.8 X 16.1 ft	Parquetry		
2	Bedroom	13.6 X 15.8 ft	Parquetry		
2	Bedroom	13.7 X 11.2 ft	Parquetry		

2	Bedroom	18.1 X 17 ft	Parquetry	Above garage
2	Bathroom	7.1 X 9.3 ft	Ceramic	
BA1	Playroom	26 X 28.7 ft	Laminate floor	
<b>Additional Space</b>			<b>Size</b>	
Garage			20.2 X 19.7 ft	

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more, Heated
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

All light fixtures, all window coverings, dishwasher, refrigerator, cooktop, built-in oven, garage door opener, central vacuum + accessories, alarm system, pool equipment and accessories, shed.

## Exclusions

Furniture, décor, and accessories used for home staging, piano.

## Remarks

Rare opportunity in prime Kirkland South location! This impressive 5-bedroom home offers over 3,000 sq. ft. of living space and sits on a private 8,000+ sq. ft. corner lot. Perfectly positioned on a quiet crescent directly adjacent to a park, the playground serves as a natural extension of your yard. Featuring an inground pool and a huge 2nd-floor bonus room, this home is the ultimate canvas for a custom renovation. Located in an incredible family-friendly community with easy access to Highway 40, St-Charles Blvd, and Beaconsfield Heights pool. Incredible upside potential. Bring your vision and make this house your own!

## Addendum

Welcome to 19 Gingerwood, a spacious family residence offering the perfect opportunity for a modern transformation. This iconic Buckminster model is celebrated for its generous proportions and intelligent layout.

Key Highlights:

Abundant Living Space: Over 3,000 sq. ft. of interior area, ideal for modern families or multi-generational living.

Rare 5-Bedroom Layout: Room for the entire family on the upper level.

Versatile Bonus Room: The massive room over the double garage serves as an ideal secondary family lounge or a quiet, professional home office space.

The "Extension" Yard: Situated on an 8,000+ sq. ft. corner lot directly adjacent to Parc Letarte, the playground effectively becomes an extension of your own yard.

Recreational Features: The private backyard includes an in-ground pool with a recently updated pump and filter.

Strategic Location: Located in a vibrant community near Beaconsfield Heights pool, with quick access to Highway 40 and the amenities of St-Charles Blvd.

While the interior reflects its original character, the home's impressive scale and prime location represent a significant equity-building opportunity.

Sale without legal warranty of quality, at the buyer's own risk.

The fireplace and chimney are sold without any warranty regarding their compliance with applicable regulations and insurance company requirements.

This house has undergone a pre-sale inspection. The inspection report is available upon request.

At the SELLER's request, in order to ensure a fair opportunity for all potential BUYERS and collaborating brokers to visit the PROPERTY, the SELLER will not respond to any promise to purchase until seven (7) days have elapsed since its official publication on the Centris system.

To this end, the SELLER hereby instructs the BROKER not to present any offers before the expiration of this minimum period. Consequently, the SELLER's response deadline to any submitted promise to purchase must extend beyond this period in order to be considered. 48 hrs minimum response time.

**Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at the buyer's risk and peril**

**Seller's Declaration** Yes SD-40203

**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



Frontage



Pool



Interior



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Laundry room



Staircase



Hall



Primary bedroom



Primary bedroom



Primary bedroom