

ROYAL LEPAGE VILLAGE
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Centris No. 24234062 (Active)

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\$1,245,000

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

Body of Water

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

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$6,583 (2026)	Common Exp.	
Lot	\$510,000	School	\$887 (2026)	Electricity	\$1,559
Building	\$686,000	Infrastructure		Oil	
		Water		Gas	\$1,410
Total	\$1,196,000 (104.10%)	Total	\$7,470	Total	\$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	
Additional Space			Size	
Garage			20.2 X 19.7 ft	

Features

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

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