

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
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**Centris No.** 25345446 (Active)



**\$799,000**

**37 Rue Réginald-Brown**  
**Kirkland**  
**H9J 2Y1**

**Region** Montréal  
**Neighbourhood** North West  
**Near** Niagara

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1980
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	41 X 27 ft	<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	Yes (2011)
<b>Building Area</b>	1,107 sqft	<b>File Number</b>	
<b>Lot Size</b>	62 X 111 ft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Lot Area</b>	6,923 sqft	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2460084		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2022	<b>Municipal</b>	\$3,456 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$450,200	<b>School</b>	\$456 (2022)	<b>Electricity</b>	\$3,443
<b>Building</b>	\$236,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$686,300 (116.42%)	<b>Total</b>	\$3,912	<b>Total</b>	\$3,443

Room(s) and Additional Space(s)								
No. of Rooms	12		No. of Bedrooms (above ground + basement)	4+0		No. of Bathrooms and Powder Rooms	2+0	
Level	Room	Size	Floor Covering	Additional Information				
2	Living room	14.5 X 16 ft	Wood					
2	Dining room	9.10 X 11.11 ft	Wood					
2	Kitchen	10.9 X 11.7 ft	Wood					
3	Primary bedroom	14.4 X 12 ft	Wood					
3	Bedroom	9.11 X 12.1 ft	Wood					
3	Bedroom	9.7 X 11.1 ft	Wood					
3	Bathroom	5.2 X 12 ft	Ceramic					
GF	Bedroom	9 X 11.8 ft	Wood					
GF	Bathroom	9 X 7.3 ft	Ceramic					
BA1	Playroom	19.11 X 14.2 ft	Laminate floor	Fireplace-Stove. Wood fireplace				
BA1	Playroom	12.5 X 12.2 ft	Laminate floor					
BA1	Laundry room	9.7 X 11.7 ft	Ceramic					

<b>Additional Space</b> Garage	<b>Size</b> 11.1 X 26.2 ft
<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Poured concrete
<b>Roofing</b>	Asphalt shingles
<b>Siding</b>	
<b>Windows</b>	
<b>Window Type</b>	
<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Basement</b>	6 feet and more, Finished basement
<b>Bathroom</b>	
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)
<b>Fireplace-Stove</b>	Wood fireplace
<b>Kitchen Cabinets</b>	
<b>Equipment/Services</b>	Wall-mounted air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Wall-mounted heat pump
<b>Restrictions/Permissions</b>	
<b>Additional Features</b>	
<b>Rented Equip. (monthly)</b>	
<b>Renovations</b>	Roof covering - 2012
<b>Pool</b>	Heated, Inground
<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Driveway</b>	Asphalt
<b>Garage</b>	Attached, Heated, Single width
<b>Carpport</b>	
<b>Lot</b>	
<b>Topography</b>	
<b>Distinctive Features</b>	
<b>Water (access)</b>	
<b>View</b>	
<b>Proximity</b>	Bicycle path, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Building's Distinctive Features</b>	
<b>Energy efficiency</b>	
<b>Mobility impaired access</b>	
<b>Inclusions</b>	
all light fixtures, all window coverings, dishwasher, stove, hood, refrigerator, bathroom mirrors & accessories, shed, pool equipment & accessories, garage door opener with remote control, water heater, central vacuum + accessories, alarm system accessories, alarm system.	
<b>Exclusions</b>	
washer, dryer, bike racks in the garage, metal shelves in the garage, PAX cabinets (master bedroom and basement)	
<b>Broker - Remarks</b>	
Immaculate 4 bdrm split-level, located on a quiet, family-friendly crescent in Kirkland North-West. This home features 3 bdrms on the upper level with a renovated family bthrm. New hardwood flooring throughout. The main floor includes living room, dining room, open to the kitchen, complete with granite counters, bar seating, and backsplash. The lower level has a 4th bdrm or home-office, a 2nd full bthrm, and a single garage with a new concrete slab and epoxy finish. The backyard is next level! Complete with heated in-ground pool, raised wooden deck with pergola, and a lower-level unistone patio and barbecue area. Perfect for a growing family.	
<b>Addendum</b>	
Sale with legal warranty of quality	
The fireplaces, chimneys, and combustion devices are sold "as is" with no guarantees with respect to their functionality or compliance with current building / fire safety code standards or municipal regulations.	
This home has been pre-inspected. A copy of the inspection report is available upon request.	
A new certificate of location has been ordered. Expected delivery date is February 20, 2023. The old COL from 2011 is available upon request. Should the signing take place before the new COL is ready, the SELLER agrees to provide title insurance, at his expense, in favour of the BUYER.	
<b>Sale with legal warranty</b>	

**Seller's Declaration**

Yes SD-66990

**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



Backyard



Interior



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Interior



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Staircase



Bedroom



Bathroom



Bathroom



Bathroom



Basement