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Kirkland / North East

22, Rue Grilli

Near Hedgerow

21703833 - Source : BENOIT GAGNON, Certified Real Estate Broker



Large house with multiple renovation 2018-2019. Property on 2 floors of 3638 sq. Ft. On the famous Grilli Street. Close to Blvd Saint-Charles, Highway 40, and all desired services: commercial sites, restaurants, parks, daycares, English and French schools renowned. Future REM, which will be nearby. Many renovations, beautiful brightness & privacy

For sale : 1 098 000 \$

Category	Residential
Style	Two or more storey
Rooms	25
Bedrooms	6 (2 in basement)
Bathrooms	3
Powder rooms	1

Building

	1998 (22 years)
Front	55 feet
Depth	47.8 feet
Living area	3639 square feet

Lot

Area	8300 square feet
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Evaluation (2015)

Building	559 800 \$
Lot	245 500 \$
Total:	805 300 \$

Expenses

	Monthly	Yearly
Municipal Taxes (2019)	524 \$	6 283 \$
School taxes (2019)	105 \$	1 257 \$
Total:	628 \$	7 540 \$

Addenda

NORTHEAST AREA OF KIRKLAND:

- * 3 minutes to Fairview Mall
- * 2 minutes to Highway 40.
- * Near all services, daycares, schools and amenities.
- * REM, fast electrical transportation to downtown under construction.

MULTIPLES RENOVATIONS 2019

- * Basement redone at 100% including new electricity, polyurethane foam isolation on exterior walls, 1 bedroom, 1 office, big space and brand new bathroom with shower and a cold room very practical.
- * New heating and air conditioning system.
- * Brand new electric box.
- * New roof April 2019
- * New Kitchen in totality with granit.
- * New big porcelain tile covering big surface: Entrance, Hall of entry, bathroom, Washing room, kitchen and kitchenette.
- * All new Windows and a big patio door.
- * New Plumbing in full.
- * Fresh paintings made in full.
- * Brand new bathroom RDC.

SCHOOLS:

Public French: Émile-Nelligan Elementary School;
Félix-Leclerc School.

French private: Académie Marie-Claire; Charlemagne College.

Public English: Margaret Manson Elementary School.

Private English: Kuper Academy.

Looking for a house in the new state, in the most popular area of Kirkland (Northeast), the calm is present, where there is good life. Do not wait, a visit is required.

Renovations completed: Cabinets, Heating, Air Conditioning, Kitchen, Electricity, Windows, Floors, Plumbing, Doors, Bathrooms, Basement, Roofing, Painting, Washroom, Shed

Environment: Highway access, Close to park, Quiet area,

Public transport, Close to shops: Supermarcie, Pharmacy,

Financial institution, Restaurant, Shopping center

Near health services: Dentist, Medical Center

Near Education Services: Daycare, Kindergarten, Elementary

School, High School, CEGEP

Near recreational services: Gym, Sports Center, Library,

Pool

Renovations

Year

Renovations	Year
Windows	2019
Insulation	2019
Floors	2019
Plumbing	2019

Features

Driveway	Asphalt
Foundation	Poured concrete
Garage	Heated
Landscaping	Patio
Parking	Garage, 2 Outdoor
Proximity	Elementary school, Daycare centre, Bicycle path, Cegep, High school, Park - green area, Highway
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Water supply	Municipality
Window type	Crank handle
Windows	Aluminum
Zoning	Residential

Rooms	Level	Dimensions
Family room Floor: Wood	Basement	11'4" x 12'1"
Other Floor: Wood	Ground floor	13'10" x 16'5"
Bedroom Floor: Wood	2nd floor	12'10" x 15'4"
Bathroom	Basement	5' x 11'
Other Floor: Wood	Ground floor	13'10" x 16'5"
Other Floor: Wood	Basement	17' x 14'
Bathroom Floor: Ceramic tiles	2nd floor	8' x 11'
Bedroom Floor: Wood	Ground floor	12'10" x 15'4"
Other Floor: Wood	Basement	13' x 15'
Other Floor: Ceramic tiles	Ground floor	11'10" x 9'
Other Floor: Wood	Ground floor	13' x 14'
Bedroom Floor: Wood	2nd floor	11'8" x 12'5"
Other Floor: Wood	Basement	32' x 13'
Bedroom Floor: Wood	Basement	12' x 13'
Other Floor: Wood	2nd floor	7' x 12'
Hallway Floor: Ceramic tiles	Ground floor	9' x 6'8"
Master bedroom Floor: Wood	2nd floor	14'2" x 21'9"
Kitchen Floor: Ceramic tiles	Ground floor	11'10" x 8'
Other Floor: Wood	Basement	10' x 8'
Other Floor: Ceramic tiles	2nd floor	13' x 11'6"