

PRO IMMOBILIER & HYPOTHÈQUE INC.

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Kirkland / North West

42, Rue du Château-Kirkland

25548822 - Source : PRO IMMOBILIER & HYPOTHÈQUE INC., Real Estate Agency



Beautiful home in Kirkland with 3 bedrooms and 2 bathrooms, finished basement, built in 1994, situated on a quiet street near the upcoming station of the REM in Kirkland, the highway 40 (entrance and exit), shopping centers, parks, schools (Émile-Nelligan, Académie Marie-Claire, Margaret Manson).

Included

Fridge, dishwasher, hood, oven, washer, curtains, central vacuum cleaner and accessories, wall-mounted air conditioning, electric garage door opener and remote.

Excluded

Dinner table with 4 chairs.

Addenda

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

For sale : 629 000 \$

Category	Residential
Style	Split-level
Rooms	11
Bedrooms	3
Bathrooms	2

Building

	1994 (26 years)
Front	14.18 meters
Depth	8.08 meters

Lot

Front	19.56 meters
Depth	32 meters
Area	760.6 square meters

Evaluation (2017)

Building	202 400 \$
Lot	251 000 \$
Total:	453 400 \$

Expenses

	Monthly	Yearly
Municipal Taxes (2019)	330 \$	3 955 \$
School taxes (2019)	54 \$	644 \$
Total:	383 \$	4 599 \$

Features

Basement	6 feet and over, Crawl space, Finished basement
Cupboard	Laminated
Driveway	Plain paving stone
Equipment available	Wall-mounted air conditioning, Electric garage door, Other : Alarm system (not connected), Ventilation system, Central vacuum cleaner system installation
Foundation	Poured concrete
Garage	Fitted
Hearth stove	Wood fireplace
Heating energy	Electricity
Heating system	Electric baseboard units
Landscaping	Fenced
Parking	2 Outdoor, Garage
Proximity	Bicycle path, Public transport, Park - green area, Elementary school, Highway
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Brick, Aluminum
Water supply	Municipality
Window type	Crank handle
Windows	PVC
Zoning	Residential

Rooms

	Level	Dimensions
Kitchen Floor: Ceramic tiles	2nd floor	3,76 x 3,73 m
Storage Water heater Floor: Concrete	Basement	2,25 x 1,97 m
Hallway Floor: Ceramic tiles	2nd floor	1,99 x 1,30 m
Playroom Floor: Carpet	Basement	6,53 x 3,54 m
Master bedroom Floor: Parquetry	3rd floor	4,37 x 3,81 m
Bedroom Floor: Parquetry	3rd floor	3,66 x 3,5 m
Dining room Floor: Ceramic tiles	2nd floor	3,73 x 2,62 m
Bathroom Floor: Ceramic tiles	3rd floor	3,79 x 2,65 m
Hallway Floor: Ceramic tiles	Ground floor	3,39 x 2,41 m
Living room Floor: Parquetry	2nd floor	3,86 x 3,65 m
Family room Wood fireplace O Floor: Parquetry	Ground floor	4,90 x 3,68 m
Bedroom Floor: Parquetry	3rd floor	2,98 x 2,89 m
Bathroom Floor: Linoleum	Basement	3,58 x 2,58 m