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**\$489,000**

31 Rue Harold, Kirkland, H9J 1R7 (Summerhill)

**Centris® No.**

9987011 (Active)

**Seller's Declaration**

Yes

<b>Property Type</b>	Two or more storey	<b>Occupancy</b>	2018-10-01
<b>Building Type</b>	Detached	<b>Deed of Sale Signature</b>	2018-09-25
<b>Year Built</b>	1968	<b>Lot Eval.</b>	\$179,500 (2018)
<b>Expected Delivery Date</b>		<b>Building Eval.</b>	\$186,100 (2018)
<b>Building Size</b>	40 X 27 ft irr	<b>Mun. Taxes</b>	\$3,170 (2018)
<b>Living Area</b>		<b>School Taxes</b>	\$600 (2018)
<b>Lot Size</b>	64 X 85 ft irr	<b>Additional Rev.</b>	No
<b>Lot Area</b>	6,133 sqft	<b>Intergenerational</b>	
<b>Cert. of Location</b>	Yes (1986)	<b>Seasonal</b>	
<b>Body of Water</b>			



Rooms	9	Bedrooms	4+0	Bathrooms and Powder Rooms	1+2
Level	Room	Size	Floor Covering		
GF	Hall	15.8 X 8.11 ft	Tiles		
GF	Living room	18.4 X 13 ft	Parquetry		
GF	Dining room	11.7 X 10 ft	Parquetry		
GF	Kitchen	13 X 11.3 ft	Linoleum		
2	Master bedroom	15.8 X 13.8 ft	Parquetry		
2	Bedroom	12 X 11 ft	Carpet		
2	Bedroom	12.7 X 8 ft	Parquetry		
2	Bedroom	10.10 X 8.4 ft	Parquetry		
BA1	Playroom	23.6 X 13.3 ft	Carpet		



**Inclusions**  
 fridge, stove, dishwasher, microwave, washer, dryer, basement freezer, all window treatments, central vacuum plus accessories

**Exclusions**  
 dining room light fixture, south west bedroom light fixture



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Forced air	<b>Equip./Serv.</b>	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener
<b>Water Supply</b>	Municipality	<b>Water (access)</b>			
<b>Pool</b>		<b>Fireplace-Stove</b>	Yes	<b>Renovations</b>	
<b>Parking</b>	Driveway (4), Garage (1)				

Well located, well maintained, well loved 4 bedroom cottage with lovely private backyard. Superb family home on quiet crescent near parks, schools, shopping, public transit and much more. It is nice as it is, but has many opportunities to re-configure.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

2018-08-02 at 10:10 pm