



Andres Pedriks, Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
 443, boul. Beaconsfield
 Beaconsfield (QC) H9W 5Y1
<http://www.mellorgroup.ca>

514-892-6547 / 514-697-9181
 Fax : 514-697-9499
apedriks@royallepage.ca



Centris No. 25903261 **(Sold Nb. of Days 15)**



\$551,000

64 Rue Park Ridge
Kirkland
H9J 1P8

Region Montréal
Neighbourhood South West
Near
Body of Water

Property Type	Bungalow	Year Built	1970
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size		Trade possible	
Living Area		Cert. of Loc.	No
Building Area		File Number	
Lot Size	60 X 100 ft	Occupancy	2020-06-30
Lot Area	6,000 sqft	Deed of Sale Signature	15 days PP/PR
Cadastre	1991669 Quebec		Accepted
Zoning	Residential	Date of Sale	2019-09-25

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$3,940 (2019)	Common Exp.	
Lot	\$228,500	School	\$645 (2019)	Electricity	
Building	\$221,600	Infrastructure		Oil	
		Water		Gas	
Total	\$450,100	Total	\$4,585	Total	

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16 X 12 ft	Laminate floor		
GF	Dining room	11.5 X 9.4 ft	Laminate floor		
GF	Kitchen	16 X 12 ft	Laminate floor	Island with granite	
GF	Master bedroom	17 X 12 ft	Parquetry	Ensuite powder room	
GF	Bedroom	14.4 X 10 ft	Parquetry		
GF	Bedroom	11 X 8 ft	Parquetry		
BA1	Family room	17.5 X 12 ft	Laminate floor		
BA1	Office	12.5 X 11.5 ft	Laminate floor		
BA1	Laundry room	10 X 6 ft	Tiles	Includes Full Bathroom	

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	
Renovations	

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Garage (2)
Siding		Driveway	
Windows		Garage	Built-in, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges
Heating System		Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Air exchange system, Electric garage door opener, Central heat pump	Energy efficiency	

Inclusions

Fridge, Stove, Dishwasher, Air Conditioner, Window Treatments

Exclusions

Kitchen pantry cabinet, Dining area light fixture, Master bedroom wardrobe cabinet.

Broker - Remarks

Beautifully updated, bright home with double car garage. Large deck in back garden, with southern orientation surrounded by mature cedar hedges. Great location in front of park and near schools, shops, public transit and more. Rented at \$2600 per month until June 30, 2020.

Sale with legal warranty

Seller's Declaration

Yes SD-30918

Non-resident of Canada, The deeds are in the seller's possession since 2014, Visits possible 9h00-17h00 week-days only

Source

ROYAL LEPAGE ELITE, 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.