



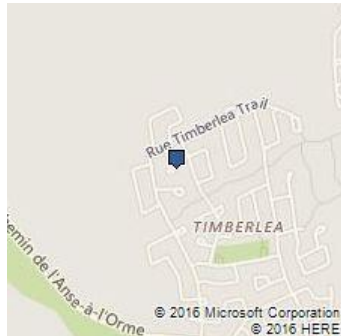
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**Centris® No. 10147024 (Sold Nb. of Days 75)**



**\$591,000**

**25 Rue Country-Court**

**Kirkland**

**H9J 2M8**

**Region** Montréal

**Neighbourhood** Timberlea

**Near**

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1975
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	51 X 40 ft irr	<b>Repossession</b>	
<b>Living Area</b>	3,100 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2016)
<b>Lot Size</b>	50 X 113 ft irr	<b>File Number</b>	
<b>Lot Area</b>	8,105 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	2458222	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential	<b>Date of Sale</b>	2016-09-17

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2016	<b>Municipal</b>	\$4,583 (2016)	<b>Common Exp.</b>	
<b>Lot</b>	\$210,900	<b>School</b>	\$926 (2015)	<b>Electricity</b>	
<b>Building</b>	\$314,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$525,000	<b>Total</b>	\$5,509	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	13	No. of Bedrooms	5+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	15.4 X 11.5 ft	Ceramic		
GF	Family room	35 X 11.7 ft irr	Ceramic	Fireplace-Stove. Wood insert	
GF	Living room	19 X 11.7 ft	Ceramic	included in FMR	
GF	Dining room	16.2 X 11.7 ft	Ceramic	included in FMR	
GF	Office	14.8 X 11 ft	Wood	multifunctional al	
GF	Den	13.10 X 10.4 ft	Wood	multifunctional a	
2	Master bedroom	20 X 11.4 ft	Wood	+ 4' dormer alcove	
2	Bedroom	16.9 X 11 ft	Wood		
2	Bedroom	13.4 X 11 ft	Wood		
2	Bedroom	12.10 X 11.1 ft irr	Wood	+ 4' dormer alcove	
2	Bedroom	11.9 X 9.10 ft irr	Wood	+ 4' dormer alcove	
2	Laundry room	10.10 X 5.10 ft	Ceramic		

BA1	Playroom	25.3 X 13.7 ft irr	Carpet	
BA1	Library	13.6 X 13 ft	Parquetry	Built-n shelving
BA1	Workshop	35.2 X 11.2 ft	Concrete	
BA1	Storage	14 X 11.8 ft	Concrete	+ 14'x5'

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Attached
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity, Natural gas	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	10'10" x 5'10" (2nd level)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Central vacuum cleaner system installation, Central heat pump	<b>Energy efficiency</b>	

## Inclusions

Central vac + accessories

## Exclusions

Chandeliers in Kitchen, dining room and den. 2 lanterns in hallway. All curtains.

## Broker - Remarks

Urban sophistication mixed with country charm! 3100sf unique, all brick 5 bedroom Canadiana style home. Huge 37ft, 3 level extension offers modern open concept living looking onto large, private, cedar hedged pie shaped lot. Hardwood floors and ceramic tile throughout. Quiet, traffic free location on cul-de-sac. Home shows exceptionally well!

## Addendum

Over sized 8105sf lot tucked into desirable Timberlea area. No highway noise. (Typical Kirkland lot is 6000sf)

No neighbor directly in front (circle)

No neighbor on right side.

Next to park.

New heat pump (2014)

Roof re-shingled (2016)

Interior freshly painted.

Energy efficient Jotul wood burning insert (2006)

Solid pine wood doors.

Attic and walls were re-insulated when extension was installed in 1998.

Practical mudroom leads to garage, backyard and powder room.

Many options for 35'x 11' workshop in basement.

Spacious 2nd level laundry room.

Once again ... Rare ALL BRICK HOME! No expenses spared.

Room descriptions in photos are for measurement purposes only ... use all 13 rooms however you wish!...

The main floor extension has created a spectacular 35ft. "Great Room".

This home has it all...

Fantastic curb appeal, beautiful interior and perfect location!

A pleasure to visit ... Don't wait!

Flexible occupancy.

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-34027

**Source**

ROYAL DE MONTRÉAL 2010 INC., 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



Dining room



Living room



Family room



Kitchen



Kitchen



Kitchen



Office



Den



Laundry room



Master bedroom



Master bedroom



Ensuite bathroom



Bathroom



Bedroom



Bedroom



Bedroom



Bedroom



Library



Playroom



Hall



Garden



Garden



Exterior