



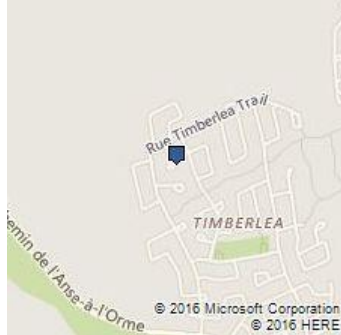
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Centris® No. 10147024 (Sold Nb. of Days 75)



\$591,000

25 Rue Country-Court

Kirkland

H9J 2M8

Region Montréal

Neighbourhood Timberlea

Near

Body of Water

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

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

Room(s) and Additional Space(s)					
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

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

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.