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Centris® No. 21692760 (Active)



\$329,000

**32 Rue Kilteevan
 Hudson
 J0P 1H0**

Region Montérégie
Neighbourhood East
Near Woodcroft
Body of Water

Property Type	House	Year Built	1989
Style	One-and-a-half-storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Semi-detached	Issued	Yes (1988)
Floor		Published to RFQ	Yes (1988-08-23)
Total Number of Floors		Special Contribution	
Total Number of Units		Meeting Minutes	
Private Portion Size	39 X 48 ft irr	Financial Statements	
Plan Priv. Portion Area	1,970 sqft	Building Rules	
Building Area		Repossession	
Lot Size	60.7 X 113.6 ft irr	Trade possible	
Lot Area	5,425.01 sqft	Cert. of Loc. (divided part)	Yes (2011)
Cadastre of Private Portion	1833417	File Number	
Cadastre of Common Portions	2852505, 2854740	Occupancy	30 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$4,136 (2017)	Condo Fees (\$94/month)	\$1,128
Lot	\$66,000	School	\$540 (2017)	Common Exp.	
Building	\$253,300	Infrastructure		Electricity	\$2,415
		Water		Oil	
				Gas	
Total	\$319,300	Total	\$4,676	Total	\$3,543

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14 X 12.6 ft	Wood	Fireplace-Stove. Vaulted ceiling	
GF	Dining room	12 X 12.6 ft	Wood	Vaulted ceiling	
GF	Kitchen	12 X 18 ft	Linoleum	Door to deck	
GF	Master bedroom	15 X 12 ft	Wood	+ensuite	

GF	Bathroom	7 X 7 ft	Ceramic	ensuite bath
GF	Bedroom	11.6 X 10 ft	Wood	
GF	Bathroom	9.5 X 6.5 ft	Ceramic	
GF	Laundry room	12 X 7.6 ft	Ceramic	
2	Mezzanine	26 X 12 ft	Carpet	
2	Office	11.6 X 10 ft	Carpet	or 3rd BR
BA1	Storage	36 X 36 ft	Concrete	unfinished
Additional Space	Size	Cadastre/Unit number	Description of Rights	
Garage	20 X 12 ft		Private portion	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$14)
Water Supply	Municipality	Renovations	Heating - 2004 (\$1), Roof covering - 2016 (\$1)
Siding	Aluminum, Brick	Pool	
Windows		Cadastre - Parking	
Window Type	Casement	Parking	Driveway (2), Garage (1)
Energy/Heating	Electricity	Driveway	Asphalt, Double width or more
Heating System	Forced air	Garage	Built-in, Single width
Basement	6 feet and more, Unfinished	Carport	
Bathroom	Ensuite bathroom, Separate shower	Lot	Landscaped
Washer/Dryer (installation)	Laundry room (1st level/Ground floor)	Topography	Flat
Fireplace-Stove	Gas fireplace	Distinctive Features	Cul-de-sac
Kitchen Cabinets	Melamine	Water (access)	
Equipment/Services	Laundry room, Central air conditioning, Electric garage door opener, Central heat pump	View	
Building's Distinctive Features		Proximity	Alpine skiing, Bicycle path, Commuter train, Cross-country skiing, Elementary school, Golf, High school, Highway, Hudson Village
Energy efficiency		Roofing	Asphalt shingles, 2016

Inclusions

Fridge, stove, dishwasher, washer, dryer, electric garage door opener, all window coverings

Exclusions

Addendum

*****WELCOME TO 32 KILTEEVAN, HUDSON*****

Located in a sought-after retirement community within minutes to Hudson Village, this spacious executive bungalow has a bonus mezzanine level. Situated on a quiet cul-de-sac that has municipal water and sewage service, this open plan "one floor living" is ideal!

Sun-filled living room and dining room with vaulted ceilings with a recent propane fireplace retrofit. Large, bright kitchen with lots of storage, solarium type window and eating area. Door to back deck overlooking a lovely landscaped and private garden.

There is a conveniently located main floor laundry room with access to garage.

Main floor master bedroom with an ensuite bathroom and large walk-in closet, second large bedroom and an adjacent full bathroom. Newer hardwood flooring in the living room, dining room and bedrooms. Carpeting on stairs and upstairs.

Upstairs: Mezzanine sitting area and separate private office/studio or 3rd bedroom.

Basement: Full and unfinished (huge!)

Maintenance free exterior, roof re-shingled in 2016, furnace and heat pump are new from 2004.

Sale without legal warranty of quality, at the buyer's risk

Seller's Declaration

Yes SD-77726

Source

IMMEUBLES DEAKIN REALTY, 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.



Exterior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Master bedroom



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Laundry room



Mezzanine



Mezzanine



Mezzanine



Office



Basement



Backyard



Backyard



Backyard



Backyard