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Centris No. 11457708 (Active)



\$1,525,000

**69 Rue Morley Hill
 Kirkland
 H9J 2Y4**

Region Montréal
Neighbourhood South West
Near Delmonte
Body of Water

Property Type	Two or more storey	Year Built	1981
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	42 X 78.10 ft	Reposess./Judicial auth.	No
Living Area	4,331 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2006)
Lot Size	70 X 308.11 ft	File Number	
Lot Area	22,545 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	2861067	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$7,858 (2021)	Common Exp.	
Lot	\$558,200	School	\$983 (2021)	Electricity	
Building	\$568,000	Infrastructure		Oil	
		Water		Gas	
Total	\$1,126,200	Total	\$8,841	Total	

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms	5+0	No. of Bathrooms and Powder Rooms	4+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20.3 X 18 ft	Wood		
GF	Dining room	20.3 X 12.4 ft	Wood		
GF	Kitchen	13.6 X 28.10 ft	Ceramic		
GF	Dinette	12.7 X 13.11 ft	Ceramic		
GF	Family room	16.6 X 15.8 ft	Wood	Fireplace-Stove.	
GF	Laundry room	7.11 X 9.10 ft	Ceramic		
GF	Bedroom	12.6 X 11.10 ft	Wood		
GF	Office	12.6 X 10.7 ft	Wood		
2	Master bedroom	20.1 X 16.11 ft	Wood	+ ensuite	
2	Bedroom	14.3 X 15.11 ft	Parquetry	+ ensuite	
2	Bedroom	12.10 X 14.4 ft	Parquetry		
2	Bedroom	12.10 X 12.10 ft	Parquetry		

BA1	Playroom	21.7 X 28.4 ft	Laminate floor
BA1	Office	19.6 X 29.9 ft	Parquetry
BA1	Storage	6.5 X 10.1 ft	Laminate floor
BA1	Storage	18.5 X 7.9 ft	Concrete
BA1	Storage	14.6 X 11.6 ft	Concrete
BA1	Workshop	14.7 X 7.7 ft	Concrete
Additional Space			Size
Garage			20.2 X 20.3 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground, Salt
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding	Brick, Stone, CanExel	Driveway	Double width or more, Paving stone
Windows	Aluminum	Garage	Built-in, Double width or more
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	Cul-de-sac
Bathroom	Bidet, Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning, Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

All built in kitchen appliances, all window coverings, pool accessories, black metal planters on back patio.

Exclusions

Washer and dryer, light fixture in hall next main floor bathroom, eagle over front entrance (outside), dining room light fixture. The hot water tank is rented.

Broker - Remarks

Elegant executive cottage, renovated & extended with quality and taste. Set on exceptionally private half acre lot and situated on a quiet cul-de-sac in Kirkland south. The best of all worlds - peaceful country sized property on child safe street with no traffic. Versatile layout, designed to accommodate all the needs of the modern family.

Addendum

Large open living spaces for friends and family to come together while also providing the space and divisions to allow for all family members to work and study from home as needed.

Private backyard retreat with pool and large enough to accommodate future tennis court, hockey rink or putting green. Quick and easy access to amenities and all forms of transportation (including future REM).

At the heart of the house is the huge gourmet kitchen with island and generous dinette area with french doors to cozy sunken family room with fireplace. Patio doors extend the living space out to patio, overlooking in-ground pool and sprawling back yard oasis (over 22,000sf).

Over-sized 'great room' addition provides family and dining room combination - the ideal setting living and entertaining with groups of any size.

Two additional rooms on the main floor allow for his and hers home office , study or added bedrooms.

Deep double garage and practical mudroom/main floor laundry room and full bathroom.

Spacious 2nd floor features huge master bedroom suite with balcony, large ensuite bathroom and walk-in.

Second largest bedroom also has a renovated ensuite bathroom and the two additional bedrooms share another updated family bathroom.

Fully finished basement with recently re-finished playroom and pantry. Enlarged portion of the basement was purpose built for a professional office, with separate entrance to receive clients. Bright and airy with large windows for lots of natural light (could be easily converted into in-law suite).

Workshop with separate outdoor access ideal for the home handyman , woodworker or avid gardener.

A rare combination of size and location - An opportunity for a family looking for an estate size property in the heart of the suburbs.

Sale with legal warranty

Seller's Declaration

Yes SD-71364

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



Exterior



Aerial photo



Backyard



Exterior entrance



Exterior entrance



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Dinette



Family room



Family room



Office



Office



Laundry room



Staircase



Hall



Master bedroom



Master bedroom