



Jay Deakin, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
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Centris No. 15762472 (Active)



\$995,000

73 Rue Morley Hill
Kirkland
H9J 2S7

Region Montréal
Neighbourhood South West
Near Delmonte
Body of Water

Property Type	Two or more storey	Year Built	1979
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	44.9 X 31 ft irr	Reposess./Judicial auth.	No
Living Area	2,200 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	66.8 X 90 ft	File Number	
Lot Area	6,003.03 sqft	Occupancy	2022-10-01
Cadastre	1991532	Deed of Sale Signature	2022-10-01
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$4,554 (2021)	Common Exp.	
Lot	\$228,700	School	\$607 (2022)	Electricity	
Building	\$420,600	Infrastructure		Oil	
		Water		Gas	
Total	\$649,300	Total	\$5,161	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12 X 16.6 ft	Wood		
GF	Dining room	10.6 X 13 ft	Wood		
GF	Kitchen	15 X 15.6 ft	Tiles		
GF	Family room	21 X 14 ft	Wood	Fireplace-Stove.	
2	Primary bedroom	11.6 X 17 ft	Parquetry	+ ensuite	
2	Walk-in closet	11.6 X 7 ft	Parquetry		
2	Bedroom	12 X 11 ft	Parquetry		
2	Bedroom	12 X 10.6 ft	Parquetry		
2	Bedroom	10 X 10.6 ft	Parquetry		
BA1	Playroom	11 X 28 ft irr	Carpet		
BA1	Storage	12 X 24 ft	Concrete		
Additional Space			Size		
Garage			12 X 20 ft		

Features

Sewage System	Municipality
Water Supply	Municipality
Foundation	Poured concrete
Roofing	Asphalt shingles
Siding	Aluminum, Brick, Stone
Windows	
Window Type	Casement
Energy/Heating	Electricity
Heating System	Forced air
Basement	6 feet and more, Finished basement
Bathroom	Ensuite bathroom, Jacuzzi bathtub, Separate shower
Washer/Dryer (installation)	powder room/mudroom (1st level/Ground floor)
Fireplace-Stove	Wood fireplace
Kitchen Cabinets	Wood
Equipment/Services	Alarm system, Central heat pump
Restrictions/Permissions	

Rented Equip. (monthly)

Renovations

Pool

Parkg (total)

Driveway (3), Garage (1)

Driveway

Asphalt, Double width or more

Garage

Built-in, Single width

Carport

Lot

Bordered by hedges

Topography

Distinctive Features

Water (access)

View

Proximity

Bicycle path, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)

Building's Distinctive Features

Energy efficiency

Inclusions

All appliances, light fixtures & window coverings.

Exclusions

None

Broker - Remarks

Lovely stone Canadiana on family friendly street in Kirkland south. Impeccably maintained 4-bedroom cottage, lovingly cared for by the same owner for the last 30+ years. Central location close to all amenities -- shopping, top schools, recreation, and all forms of transportation including upcoming REM line.

Addendum

Classic cross hall plan with large and bright formal living and dining areas. Updated eat-in kitchen. Cozy family room with patio doors to private back garden, bordered by mature cedars. Spacious 2nd floor with two updated bathrooms and master suite with double walk-in closets. Finished basement with playroom and 3rd full bathroom.

Sale with legal warranty

Seller's Declaration

Yes SD-15175

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.