



Residential and Commercial Real Estate Broker
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Centris No. 19467364 (Active)



\$899,000

45 Rue du Curé-Trottier
Kirkland
H9J 1K3

Region Montréal
Neighbourhood North West
Near
Body of Water

| | | | |
|--------------------------|-------------|---------------------------------|---------------------------|
| Property Type | Bungalow | Year Built | 1971 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 40 X 29 ft | Reposess./Judicial auth. | No |
| Living Area | 1,200 sqft | Trade possible | |
| Building Area | 1,160 sqft | Cert. of Loc. | Yes (2020) |
| Lot Size | 87 X 68 ft | File Number | |
| Lot Area | 6,000 sqft | Occupancy | 60 days PP/PR Accepted |
| Cadastre | 2460872 | Deed of Sale Signature | 60 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|---------------------|-----------------------|----------------|--------------------------|--|
| Year | 2025 | Municipal | \$3,794 (2024) | Common Exp. | |
| Lot | \$390,200 | School | \$438 (2023) | Electricity | |
| Building | \$263,800 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$654,000 (137.46%) | Total | \$4,232 | Total | |

| Room(s) and Additional Space(s) | | | | | | |
|---------------------------------|-----------------|----------------|---|------------------------|-----------------------------------|-----|
| No. of Rooms | 9 | | No. of Bedrooms (above ground + basement) | 3+1 | No. of Bathrooms and Powder Rooms | 1+1 |
| Level | Room | Size | Floor Covering | Additional Information | | |
| GF | Living room | 12.1 X 11.2 ft | Wood | | | |
| GF | Dining room | 15.6 X 9.9 ft | Wood | | | |
| GF | Bedroom | 10.1 X 8.9 ft | Wood | | | |
| GF | Bedroom | 13.6 X 9.6 ft | Wood | | | |
| GF | Primary bedroom | 13.6 X 11 ft | Wood | | | |
| GF | Bathroom | 9.11 X 4.9 ft | Ceramic | | | |
| BA1 | Bedroom | 10.9 X 10.5 ft | Linoleum | | | |
| BA1 | Family room | 17.2 X 16.7 ft | Laminate floor | Fireplace-Stove. | | |
| GF | Laundry room | 9.4 X 6.9 ft | Ceramic | | | |
| Additional Space | | | Size | | | |
| Garage | | | 20.7 X 19.10 ft | | | |
| Patio | | | 11.8 X 11.5 ft | | | |
| Patio | | | 14.2 X 12.3 ft | | | |

Features

| | | | |
|------------------------------------|---------------------------------------|--|---|
| Sewage System | Municipality | Rented Equip. (monthly) | Heating unit, Heat pump |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | |
| Roofing | | Parkg (total) | Garage (2) |
| Siding | | Driveway | Asphalt |
| Windows | Aluminum | Garage | Built-in, Double width or more, Heated |
| Window Type | Casement, Sliding | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Forced air | Topography | |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | | Water (access) | |
| Washer/Dryer (installation) | | View | |
| Fireplace-Stove | Gas fireplace | Proximity | |
| Kitchen Cabinets | Laminate | Building's Distinctive Features | |
| Property/Unit Amenity | | Energy efficiency | Energy rating (83) |
| Restrictions/Permissions | | Mobility impaired accessible | |
| Pets | | | |

Inclusions

Fridge, Stove, Dishwasher, Washer, Dryer, Blinds where installed, Gazebo, Patio Furniture, Garage door opener, basement sofa , bed in 4th bedroom.

Exclusions

Living room and Dining room Curtains.

Remarks

Nestled in the heart of the highly coveted Kirkland neighborhood, this beautifully renovated bungalow presents a rare opportunity to own a slice of suburban bliss with all the conveniences of city living at your doorstep. Having undergone an extensive transformation with up to \$100,000 invested in renovations, this home melds modern comfort with timeless charm.

Addendum

As you step inside, you're greeted by an open, airy layout that seamlessly connects living, dining, and kitchen areas -- ideal for both relaxed living and entertaining. Natural light floods through large windows, highlighting the exquisite attention to detail and high-quality finishes that feature throughout the home.

The kitchen, boasts top-of-the-line appliances, custom cabinetry, and sleek countertops, making it a joy for both the casual cook and the gourmet chef. Adjacent to the kitchen, the dining area offers the perfect backdrop for intimate dinners and lively gatherings alike.

This home accommodates comfortable living spaces, including generously sized bedrooms and modern, well appointed bathroom.

Outside, the property features a beautiful new deck opening onto the back yard.

Located in a central yet peaceful part of Kirkland, this bungalow benefits from its proximity to top-rated schools, a wide array of amenities, diverse shopping, dining options, and efficient transportation links, making it an ideal location for families, professionals, and anyone looking to blend convenience with quality of life.

Don't miss the opportunity to make this exquisite bungalow your own and enjoy everything that the vibrant community of Kirkland has to offer.

Renovations & Upgrades;

-Electric furnace

-Heat pump

- New staircase
- Double decks
- New kitchen
- Renovated bathroom

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

Seller's Declaration

Yes SD-42855

Source

BLVD IMMOBILIER, 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.