



John Daniel, Certified Real Estate Broker
GROUPE SUTTON - EXPERT FD
 Real Estate Agency
 2869, boul. Saint-Charles
 Kirkland (QC) H9H 3B5
<http://www.fadiadaniel.com>

514-777-5075 / 514-945-5740
 Fax : 514-696-9358
john-daniel@live.com



Centris® No. 22288821 (Active)



\$499,000

\$2,500/month X 1 year(s)

12 Rue de Brome

Kirkland

H9J 2N3

Region Montréal

Neighbourhood Timberlea

Near

Body of Water

Property Type	Split-level	Year Built	1976
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	43 X 58 ft irr	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2001)
Lot Size	61 X 99 ft irr	File Number	
Lot Area	6,009 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2458123	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$4,320 (2015)	Common Exp.	
Lot	\$156,300	School	\$827 (2016)	Electricity	
Building	\$313,000	Infrastructure		Oil	
		Water		Gas	
Total	\$469,300	Total	\$5,147	Total	

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms	4+2	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
2	Family room	16.10 X 11 ft	Wood		
3	Living room	17.10 X 14 ft	Wood	Skylight	
3	Dining room	11 X 9.6 ft	Wood		
3	Kitchen	14 X 12.6 ft	Ceramic	+ dinette	
3	Master bedroom	18 X 12.4 ft	Wood	Ensuite/ walk-in	
3	Bedroom	8.9 X 9 ft	Parquetry		
3	Bedroom	11 X 8.7 ft	Parquetry		
3	Bedroom	11.9 X 10.2 ft	Parquetry		
GF	Playroom	27 X 10.4 ft	Carpet	Door to backyard	
GF	Bedroom	11.6 X 11.8 ft	Carpet		
GF	Bedroom	10.8 X 8.6 ft	Carpet		
GF	Office	13 X 11.4 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$150)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground, Salt water
Roofing		Parking	Driveway (4), Garage (2)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Natural gas	Lot	Fenced, Landscaped
Heating System	Forced air	Topograpy	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, CEGEP, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood, Granite counter	Building's Distinctive Features	
Equipment/Services	Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	

Inclusions

Fridge, stove, hood, dishwasher, cabana, alarm system, central vacuum & accessories, garburator, salt water pool plus accessories, water filtration system, 2 garage door openers + 2 remotes

Exclusions

Broker - Remarks

Extended & renovated 4+2 split-level located in tranquil street of Timberlea. Basement on ground level with door to private backyard with heated salt-water pool and no neighbors in the back. Wood kitchen with granite counters. Family room, living/dining room with Cathedral ceiling, 2 skylights & 2 Gaz fireplaces. Unistone driveway & backyard deck.

Addendum

Drive up to this child safe home with double garage and unistone driveway.

Enter into a closed vestibule with French doors.

To the right you have the family room with hardwood floors, Cathederal ceiling, gaz fireplace with stone mantle, built-in shelving and patio door to Unistone deck overlooking heated salt-water in-ground pool. Private backyard with mature trees and cedar hedges with no back neighbours.

A few steps up leads you to open concept living room and dining room with Cathedral ceiling and 2 skylights. The living room has cozy stonewall. 2nd gaz fireplace between living room and dining room. 2 patio doors to wooden deck overlooking driveway.

Dark wood kitchen with granite counters, stainless steel appliances and matching granite built-in dinette table.

4 bedrooms on this level. Master bedroom includes separate ensuite with shower, walk-in closet, and skylight.

Renovated full bathroom with wood cabinets, Quartz counter top and bathtub.

Ground level basement is ideal for home office, art studio, or intergenerational. Bright and spacious playroom with large windows and door to backyard.

Two additional bedrooms above ground with full size windows, 3rd bathroom with shower, laundry room and office.

Renovations:

- *Extension built in 2001
- *Kitchen wood cabinetry 2012
- *Granite counter top kitchen
- *Family bathroom 2010
- *Concrete in-ground pool 2003
- *Salt water system and heat pump 2012
- *Unistone driveway and walkway 2002
- *Front balcony was completely reconstructed in 2011
- *Roof shingles and plywood replaced in 2011
- *Windows replaced in 2001

Seller's Declaration

Yes SD-11739

Source

GROUPE SUTTON - EXPERT FD, 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.



Frontage



Backyard



Backyard



Hall



Family room



Family room



Living room



Dining room



Living room



Living room



Veranda



Kitchen



Kitchen



Master bedroom



Master bedroom



Master bedroom



Bathroom



Bedroom



Basement



Basement



Backyard



Backyard



Backyard



Frontage