

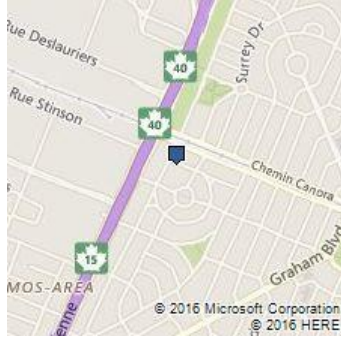


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Centris® No. 25118663 (Active)



\$1,288,000

**2290 Ch. Kildare
 Mont-Royal
 H3R 3J7**

Region Montréal
Neighbourhood
Near
Body of Water

Property Type	Split-level	Year Built	1956
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	6,337 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1681647	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2016	Municipal	\$6,608 (2016)	Common Exp.	
Lot	\$692,000	School	\$1,612 (2016)	Electricity	
Building	\$297,200	Infrastructure		Oil	
		Water		Gas	
Total	\$989,200	Total	\$8,220	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Bathroom	5 X 5 ft	Ceramic		
GF	Dining room	12 X 14 ft	Wood		
GF	Hall	10 X 12 ft	Wood		
GF	Hall	7 X 12 ft	Wood		
GF	Kitchen	11 X 18 ft	Ceramic		
GF	Living room	13 X 19 ft	Wood		
2	Bathroom	7 X 13 ft	Ceramic		
2	Bedroom	13 X 18 ft	Wood		
2	Bedroom	10 X 13 ft	Wood		
2	Bedroom	10 X 13 ft	Wood		
2	Hall	7 X 12 ft	Wood		
BA1	Family room	10 X 20 ft	Parquetry		

BA1	Laundry room	5 X 12 ft	Ceramic
BA1	Storage	10 X 12 ft	Concrete
Additional Space			Size
Terrasse			
Cour			
Garage			

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parking	Driveway (2), Garage (2)
Siding		Driveway	
Windows	Aluminum	Garage	Built-in, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System		Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	CEGEP, Elementary school, High school, Highway, Hospital, Metro, Park, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

Exclusions

Broker - Remarks
 Fully renovated 4 bedroom 2 1/2 bathrooms sitting on 6000 + sq. Ft of land. Illuminated spacious kitchen with granite countertops. Beautiful dining area, open living room with lots of natural light. Huge den and big backyard with wooden deck. Large master, updated bathrooms and finished basement.

Addendum
 Ceramic and hardwood floors throughout.

 Great location quiet.

 Near train station, parks, schools, sports center and shopping center and library.

Sale with legal warranty

Seller's Declaration Yes SD-46190

Source
 GROUPE SUTTON SUR L'ÎLE INC., 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



Living room



Living room



Living room



Living room



Living room



Living room



Kitchen



Kitchen



Bedroom



Bedroom



Bathroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Staircase



Powder room

Centris®



Laundry room

Centris®



Other

Centris®



Backyard

Centris®



Patio

Centris®