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Centris No. 17921262 (Active)



\$889,000

20 Rue Erinmore
Kirkland
H9H 3Y3

Region Montréal
Neighbourhood North East
Near
Body of Water

Property Type	Two or more storey	Year Built	1976
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	40 X 37 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1988)
Lot Size	95 X 66 ft	File Number	
Lot Area	6,270 sqft	Occupancy	2025-08-08
Cadastre	1993905	Deed of Sale Signature	2025-08-08
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$4,620 (2025)	Common Exp.	
Lot	\$407,800	School	\$605 (2025)	Electricity	\$1,012
Building	\$348,500	Infrastructure		Oil	
		Water		Gas	\$1,907
Total	\$756,300 (117.55%)	Total	\$5,225	Total	\$2,919

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
12		4+0		1+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.9 X 12.7 ft	Wood	Fireplace-Stove.	
GF	Dining room	8.11 X 12.1 ft	Wood		
GF	Kitchen	15.9 X 12 ft	Wood	dINETTE	
GF	Family room	13.7 X 10.1 ft	Wood	Fireplace-Stove.	
GF	Powder room	9.9 X 4.7 ft	Ceramic	with laundry	
2	Primary bedroom	16.1 X 12.4 ft	Wood		
2	Bedroom	12 X 14.5 ft	Laminate floor		
2	Bedroom	10.2 X 10.10 ft	Laminate floor		
2	Bedroom	13.2 X 12.6 ft	Carpet		
2	Mezzanine	13.6 X 12.11 ft	Wood		
2	Bathroom	7.9 X 8 ft	Ceramic		
BA1	Playroom	23.9 X 23.3 ft	Flexible floor coverings		
Additional Space			Size		
Garage			14.3 X 20.10 ft		

Features

Sewage System	Municipality
Water Supply	Municipality
Foundation	Poured concrete
Roofing	Asphalt shingles
Siding	
Windows	
Window Type	
Energy/Heating	Natural gas
Heating System	Forced air
Basement	6 feet and more, Finished basement
Bathroom	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)
Fireplace-Stove	Gas fireplace
Kitchen Cabinets	
Property/Unit Amenity	Central air conditioning, Electric garage door opener, Central heat pump
Restrictions/Permissions	
Pets	

Rented Equip. (monthly)

Renovations

Pool

Parkg (total)

Driveway (2), Garage (1)

Driveway

Asphalt

Garage

Attached, Single width

Carport

Lot

Topography

Distinctive Features

Water (access)

View

Proximity

Bicycle path, Daycare centre, Highway, Park, Public transportation

Building's Distinctive

Features

Energy efficiency

Mobility impaired accessible

Inclusions

gas cooktop, fridge, wall oven, dishwasher, garburator, all window coverings, all light fixtures (except dining room), washer/dryer, electric garage door opener/2 remotes, TV in family room & primary bedroom, Ikea wardrobe in primary bedroom, all ceiling fans, central vac. & acc. garage fridge, movie projector & 100" screen with surround sound system, irrigation system, awning, cabanon

Exclusions

sounder and sub-woofer in family room , dining room chandelier

Remarks

Absolutely immaculate home in sought-after Lacy Green! Nestled on a quiet street near parks & community pool. This family-friendly gem offers hardwood on the main level, open-concept kitchen with quartz counters, touchless faucet, and built-in appliances. Enjoy two gas fireplaces and main level powder room with laundry. Upstairs you'll find 4 bedrooms plus mezzanine and renovated bath. Gorgeous private yard with pond and gazebo. Newly finished basement offers plenty of extra space. Walk to shops, groceries, and dining. Simply move in and enjoy!

Addendum

Welcome to this absolutely immaculate and beautifully appointed home in the heart of Lacy Green -- a quiet, family-friendly neighbourhood close to parks, tennis courts, a skating rink, community pool, and the vibrant amenities of St. Charles. Perfectly situated on a peaceful street, this lovingly maintained residence offers both style and comfort, ideal for a growing family looking to settle into their forever home.

Step inside to discover gleaming hardwood floors throughout the main level, where natural light floods an elegant formal living room with a cozy gas fireplace, flowing seamlessly into a spacious dining room perfect for hosting family gatherings. The heart of the home -- a fully renovated, open-concept kitchen -- features quartz counters, a sleek new backsplash, premium Jennair gas cooktop, Moen touchless faucet, built-in wall oven, and a sunny dinette area. The kitchen opens to an inviting family room with a second gas fireplace, creating the perfect hub for everyday living.

Also on the main level is a beautifully updated powder room, convenient laundry area, and direct access to the attached garage.

Upstairs, you'll find 4 bedrooms, an updated bathroom, and a stunning open mezzanine overlooking the family room -- ideal for a reading nook, secondary TV area, additional office space or it could be closed off to create a larger 4th bedroom.

Step outside from the family room into a fully screened-in cedar deck, ideal for al fresco dining, relaxing with your morning coffee, or enjoying evening cocktails. The private, south-facing backyard is a true sanctuary, featuring lush perennial gardens, a tranquil pond, mature hedges for privacy, and a large, discreetly tucked-away storage shed.

The newly finished basement is perfect for movie nights with a 100" projector screen and full surround sound, while also offering a spacious play area for children or bonus living space.

Additional features include an irrigation system, all-new windows and doors, updated attic insulation, and more -- every detail thoughtfully curated for comfort, style, and peace of mind.

This warm, welcoming home is move-in ready and waiting for your family's next chapter.

-This home has been pre-inspected. The inspection report is available upon request.

-A new Certificate of location was ordered.

-All offers must be accompanied by an up-to-date letter of financial pre-qualification or proof of funds.

-The BUYER may choose the notary, but the notary must be agreeable to the SELLER. The signing must take place within a reasonable distance of the property.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at the risk and peril of the buyer

Seller's Declaration

Yes SD-67673

Source

ROYAL LEPAGE VILLAGE, 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



Hall



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Family room



Powder room



Laundry room



Mezzanine



Mezzanine



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement