

Ginette Déry

Real Estate Broker

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## Kirkland / North West

**36, Rue Marcel-Meloche**

Near NELLIGAN

# 19561388 - Source : IMMOBILIER CASA BELLA INC., Real Estate Agency



Beautiful bungalow in a sought-after area of Kirkland, many renovations over the years, double garage, huge fenced lot, close to schools, public transport, ideal for a big family.

**For sale : 679 000 \$ Without legal warranty**

<b>Category</b>	Residential
<b>Style</b>	Bungalow
<b>Rooms</b>	8
<b>Bedrooms</b>	4 (1 in basement)
<b>Bathrooms</b>	1
<b>Powder rooms</b>	2

### Building

	1972 (47 years)
<b>Front</b>	40 feet
<b>Depth</b>	29 feet

### Lot

<b>Front</b>	66 feet
<b>Depth</b>	91 feet
<b>Area</b>	6006 square feet

### Evaluation (2019)

<b>Building</b>	141 300 \$
<b>Lot</b>	184 100 \$
<b>Total:</b>	<b>325 400 \$</b>

### Renovations

	Year
<b>Heat</b>	2011
<b>Kitchen</b>	2012
<b>Windows</b>	2012
<b>Roof - covering</b>	2012

### Features

<b>Basement</b>	6 feet and over, Finished basement
<b>Bathroom / Washroom</b>	Whirlpool bath-tub, Adjoining to the master bedroom
<b>Driveway</b>	Asphalt
<b>Foundation</b>	Poured concrete
<b>Heating energy</b>	Bi-energy, Heating oil, Electricity
<b>Heating system</b>	Air circulation
<b>Landscaping</b>	Fenced
<b>Parking</b>	2 Garage, 4 Outdoor
<b>Proximity</b>	Public transport, Park - green area, Elementary school, Highway, Bicycle path
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Aluminum, Brick
<b>Topography</b>	Flat
<b>Water supply</b>	Municipality
<b>Window type</b>	Crank handle, Sliding
<b>Windows</b>	Aluminum
<b>Zoning</b>	Residential

**Rooms**

	Level	Dimensions
<b>Bedroom</b> Floor: Parquetry	Basement	16'10" x 13'2"
<b>Bedroom</b> Floor: Parquetry	Ground floor	13'9" x 9'4"
<b>Family room</b> Floor: Floating floor	Basement	10'7" x 9'1"
<b>Living room</b> Floor: Wood	Ground floor	16' x 11'
<b>Bedroom</b> Floor: Parquetry	Basement	10'2" x 8'7"
<b>Master bedroom</b> Floor: Parquetry	Ground floor	15'7" x 11'
<b>Dining room</b> Floor: Wood	Ground floor	11' x 9'5"
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	15'10" x 10'2"

