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**Centris No.** 23754221 (Active)



**\$929,000**

**122 Rue Meaney**  
**Kirkland**  
**H9J 3M1**

**Region** Montréal  
**Neighbourhood** Timberlea  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1987
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	45.3 X 37.7 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2017)
<b>Lot Size</b>	68.8 X 101.8 ft irr	<b>File Number</b>	
<b>Lot Area</b>	6 948.1 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	2458701	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$5,049 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$432,500	<b>School</b>	\$646 (2023)	<b>Electricity</b>	
<b>Building</b>	\$456,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$888,600 (104.55%)	<b>Total</b>	\$5,695	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.6 X 12.6 ft	Wood		
GF	Dining room	14 X 10.8 ft	Wood		
GF	Kitchen	14 X 11.7 ft	Ceramic		
GF	Family room	15.6 X 14.6 ft	Wood	Fireplace-Stove.	
2	Primary bedroom	17.10 X 11.6 ft	Wood	ensuite & walk-in closet	
2	Bedroom	12.4 X 11.8 ft	Wood		
2	Bedroom	11.8 X 9.10 ft	Wood		
2	Bedroom	12.6 X 9.6 ft	Wood		

<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Rented Equip. (monthly)</b>	Propane tank (\$138)
<b>Renovations</b>	

<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>	Aluminum, Brick	<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Air exchange system, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

Fridge, stove, dishwasher, washer, dryer, basement fridge. Window coverings.

### Exclusions

### Remarks

Nestled within the serene enclave of Timberlea, this exquisite property radiates an impeccable pride of ownership. The main floor features lovely maple floors, a bright living room and a large eat-in kitchen plus separate dining room; the cozy family room anchored by a gas fireplace creates a perfect setting for quiet evenings by the fire. With 4 generously sized bedrooms, including a primary complete with an ensuite bathroom, this home offers abundant space for family comfort and relaxation. Other features include a garage, a large finished basement and sunny, fenced backyard. See addendum for the long list of renovations and updates.

### Addendum

Beyond its impeccable interior, the location of this residence is truly unbeatable. Situated in close proximity to esteemed educational institutions like John Abbott College and surrounded by the natural beauty of Parc Nature de l'Anse-à-l'Orme, Cap-Saint-Jacques Nature Park, Morgan Arboretum, and The Ecomuseum, residents here are afforded the luxury of embracing nature's splendor right at their doorstep.

The pride of ownership is evident in the long list of renovations:

- Home freshly painted throughout 2024
- Front entrance landscaping 2021
- Attic insulation 2021
- Irrigation system 2020
- Gutters 2018
- Family bathroom 2017
- Kitchen 2016
- Bedroom floors 2015 / Dining & living room floors + main staircase 2012
- Ensuite bathroom refresh 2012
- Downstairs staircase 2010
- Garage concrete floor/slab 2009
- Back deck 2007
- Windows - Dining room, patio doors and kitchen 2007. Front bedrooms 2003 and seals replaced 2016.
- Back bedrooms, bathrooms 2004 and seals replaced 2023. Bow window 2009.

### Sale with legal warranty of quality

### Seller's Declaration

Yes SD-42009

**Source**

IMMEUBLES DEAKIN REALTY, 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.