

Centris No. 18862903 (Active)

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\$1,085,000

124 Boul. Kirkland
Kirkland
H9J 1P2
Region Montréal
Neighbourhood South West
Near Gingerwood
Body of Water

Property Type	Two or more storey	Year Built	1974
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	15.24 X 7.34 m irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size		File Number	
Lot Area	906.6 sqm	Occupancy	30 days PP/PR Accepted
Cadastre	1991265	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$1 (2026)	Common Exp.	
Lot	\$612,000	School	\$788 (2026)	Electricity	
Building	\$481,700	Infrastructure		Oil	
		Water		Gas	
Total	\$1,093,700 (99.20%)	Total	\$789	Total	

Room(s) and Additional Space(s)				
No. of Rooms	16	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms 3+0
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	3.33 X 5.31 m	Parquetry	
GF	Dinette	3.28 X 3.02 m	Ceramic	
GF	Dining room	3.33 X 2.69 m	Parquetry	
GF	Kitchen	3.28 X 2.64 m	Ceramic	
GF	Family room	4.39 X 3.73 m	Flexible floor coverings	Fireplace-Stove.
GF	Bathroom	2.64 X 1.75 m	Ceramic	
2	Primary bedroom	4.22 X 3.58 m	Parquetry	
2	Bathroom	1.88 X 1.73 m	Ceramic	Ensuite
2	Bedroom	4.24 X 3.18 m	Parquetry	
2	Bedroom	3.07 X 3.71 m	Parquetry	
2	Bedroom	3.1 X 3.23 m	Parquetry	
2	Bathroom	3.07 X 1.5 m	Ceramic	
BA1	Playroom	6.65 X 5.49 m	Carpet	
BA1	Laundry room	1.8 X 2.64 m	Concrete	
BA1	Storage	1.65 X 3.15 m	Concrete	
BA1	Utility	2.82 X 7.24 m	Concrete	
Additional Space			Size	

Garage		6.07 X 6.32 m	
Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$20)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Natural gas	Lot	Bordered by hedges, Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Private yard, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

kitchen appliances, basement fridge, washer, dryer, light fixtures, all remaining furniture currently in the home.

Exclusions

beverage fridge in the bedroom

Remarks

This spacious 4-bedroom, 3-bathroom home offers a well designed layout with generous living areas , including a main floor family room and a finished basement that provides even more room for family life. Carefully maintained over the years, it features parquet floors in excellent condition, numerous updates, forced-air heating; natural gas with a heat pump, and a double garage. Set on a rare oversized pie-shaped lot with an in-ground pool, this property offers exceptional outdoor space in one of Kirkland's most desirable neighbourhoods, just minutes from parks, schools, the REM, public transit and everyday amenities.

Addendum

Key Features

Detached 4-bedroom home in a sought-after Kirkland neighbourhood
Main floor family room
3 full bathrooms
Finished basement with large recreation space
Double garage
Forced-air heating (natural gas) and heat pump
Numerous updates and improvements completed over the years
Exceptional pie-shaped lot
In-ground swimming pool
Close to parks, schools, public transit, REM, shopping and major highways

Sale with legal warranty of quality**Seller's Declaration**

Yes SD-06132

Owner

Succession of: Usha Bhatia Bhilotra (E)
124 Kirkland, Boul.
Kirkland H9J 1P2

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124 Kirkland, Boul.
Kirkland H9J 1P2

Representative

Sanjeet Bhilotra (E) (Liquidator of a succession)
420 Scott Blvd
Milton, Ontario L9T 0T2

Remeet Bhilotra (E) (Liquidator of a succession)
35 Brunswick, apt. 513
DDO, Quebec H9B 1P6

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.

Listing Broker(s)

ROYAL LEPAGE VILLAGE
Real Estate Agency
514-694-2121
villagepc@royallepage.ca
<https://www.royallepagevillage.com>

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514-694-2121
villagepc@royallepage.ca
<https://www.royallepagevillage.com>

Diana Campbell, Residential and Commercial Real Estate Broker
Diana Campbell Courtier Immobilier Inc.
514-264-2933, 514-700-6966
dianacampbell@royallepage.ca
<http://www.teamcc.ca>

Tina Dandurand
Residential Real Estate Broker
514-944-4156
tinadandurand@royallepage.ca
<http://www.teamcc.ca>

Compensation sharing

Sale 2%
Rental

Lease renewal compensation
Other information

Date of Contract Signature 2026-09-18

Expiration Date 2026-12-31

Appointment Info

Name of the person to contact

Telephone for Appointment

Info Selling Broker

All visit requests by immocontact to Diana Campbell. Any offers shall be accompanied by a mortgage pre-approval letter or proof of funds. Should you not have a BCP with your buyer, we kindly ask you to insert the following clause in section 12.1 of any PP: The BROKER identified in clause 2.1 of this PROMISE TO PURCHASE confirms having verified the BUYER'S identity by means of the form bearing the #X.

Broker's Declaration

Contract-Sale No 01506

Contract-Rental

Listing on the Internet

Yes

Last Price \$1,085,000

Previous Price

Original Price \$1,085,000