



Catherine Broady, Residential and Commercial Real Estate Broker
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Centris No. 13672028 (Active)



\$549,000

**157 Rue Beacon
 Kirkland
 H9J 2E9**

Region Montréal
Neighbourhood South West
Near
Body of Water

Property Type	House	Year Built	1975
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (1975)
Building Type	Attached	Special Contribution	
Floor		Meeting Minutes	Yes (2024)
Total Number of Floors		Financial Statements	Yes (2023)
Total Number of Units		Building Rules	Yes
Private Portion Size		Repossess./Judicial auth.	No
Plan Priv. Portion Area	1,176.49 sqft	Building insurance	
Building Area		Maintenance log	
Lot Size		Co-ownership insurance	
Lot Area		Contingency fund study	
Cadastre of Private Portion	1994796	Cert. of Loc. (divided part)	Yes (2020)
Cadastre of Common Portions	1992932 , 1994685	File Number	
Trade possible		Occupancy	52 days PP/PR Accepted
Zoning	Residential	Deed of Sale Signature	45 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,304 (2024)	Condo Fees (\$519/month)	\$6,228
Lot	\$144,000	School	\$275 (2024)	Common Exp.	
Building	\$252,800	Infrastructure		Electricity	\$484
		Water		Oil	
				Gas	
Total	\$396,800 (138.36%)	Total	\$2,579	Total	\$6,712

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18 X 11 ft	Wood		
GF	Kitchen	10.7 X 11 ft	Wood		
GF	Dining room	9.10 X 11.5 ft	Wood	Patio door	

GF	Powder room	4 X 4.9 ft	Ceramic	
2	Primary bedroom	11.3 X 15.7 ft	Wood	
2	Bedroom	11.6 X 11.8 ft	Wood	
2	Bedroom	7.10 X 9.9 ft	Wood	
2	Bathroom	4.11 X 10.10 ft	Ceramic	
BA1	Playroom	10 X 22.10 ft	Laminate floor	
BA1	Storage	22.10 X 8.5 ft	Concrete	Laundry

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	Inground
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Natural gas	Leased Parkg	
Heating System	Hot water	Parkg (total)	Driveway (1)
Basement	6 feet and more, Finished basement	Driveway	
Bathroom		Garage	
Washer/Dryer (installation)	Basement (Basement 1)	Carport	
Fireplace-Stove		Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Wall-mounted air conditioning	View	
Building Amenity	Bicycle storage area, Outdoor pool	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Building's Distinctive Features		Roofing	
Energy efficiency			
Mobility impaired accessible			

Inclusions

Fridge, stove, dishwasher, microwave, washer, dryer, electric fireplace, light fixtures, window coverings, bookshelf in Living room

Exclusions

Remarks

Absolutely stunning completely renovated condo-townhouse. Features open concept main level with newly renovated kitchen with quartz counters, all new hardwood floors and renovated powder room . Upstairs features 3 good-sized bedrooms all with new hardwood floors and gorgeous new bathroom. Other features include: finished basement, all new windows, all new interior doors and mouldings, new A/C unit and private outdoor patio with new ceramic tiles. Excellent location! Walking distance to shops, restaurants, grocery store and public transportation. Easy access to highway 20 & 40. Condo features an outdoor pool and one exterior parking spot.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-05350

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.



Frontage



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Living room



Living room



Living room



Dining room



Powder room



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Staircase



Playroom



Playroom



Laundry room



Balcony



Balcony



Backyard



Other