



**Catherine Broady**, Residential and Commercial Real Estate Broker  
 Catherine Broady Inc.  
**ROYAL LEPAGE VILLAGE**, Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<http://www.teambroady.ca>

514-891-3033 / 514-694-2121  
 Fax : 514-695-1869  
 cbroady@royallepage.ca



**Centris No.** 26014048 (Active)



**\$649,000**

**124 Av. Angell  
 Beaconsfield  
 H9W 4V7**

**Region** Montréal  
**Neighbourhood** Beurepaire (South West)  
**Near**  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1954
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	42 X 28.1 ft	<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	Yes (2007)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	84 X 110 ft	<b>Occupancy</b>	45 days PP/PR Accepted
<b>Lot Area</b>	9,240 sqft	<b>Deed of Sale Signature</b>	45 days PP/PR Accepted
<b>Cadastre</b>	1417280		
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$4,078 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$386,300	<b>School</b>	\$441 (2024)	<b>Electricity</b>	\$2,736
<b>Building</b>	\$248,600	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$634,900 (102.22%)	<b>Total</b>	\$4,519	<b>Total</b>	\$2,736

<b>Room(s) and Additional Space(s)</b>								
No. of Rooms	11		No. of Bedrooms (above ground + basement)	3+1		No. of Bathrooms and Powder Rooms	1+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	18 X 13.3 ft	Wood	Fireplace-Stove.				
GF	Dining room	8.6 X 9.10 ft	Wood					
GF	Kitchen	9.3 X 9.4 ft	Wood					
GF	Dinette	6 X 7.5 ft	Wood					
GF	Den	8.7 X 13 ft	Wood	Or 3rd bedroom				
GF	Primary bedroom	12.10 X 13.2 ft	Wood					
GF	Bedroom	12.8 X 10.7 ft	Wood					
GF	Bathroom	5.2 X 9.3 ft	Ceramic					
BA1	Playroom	30.11 X 12.2 ft	Carpet					
BA1	Bedroom	9.2 X 12.2 ft	Carpet					
BA1	Powder room	5.1 X 3.3 ft	Carpet					
BA1	Storage	18.6 X 14.2 ft	Concrete	with Laundry				

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (3)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<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>	laundry chute
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	basement (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

All light fixtures, all window coverings, fridge, stove, dishwasher (owner has never used it sold as is), shed, washer ,dryer

## Exclusions

curtains in living room and primary bedroom

## Remarks

Discover the allure of this 3-bed, 1.5-bath bungalow with a 9,000 sq. ft west-facing backyard boasting stunning perennial gardens. This home features hardwood floors throughout the main level, updated kitchen and bathroom, finished basement with extra bedroom, powder room and large storage room. Walk to commuter train, parks, schools, community pool and Beaufort Village. This charming home offers a lifestyle of convenience and natural beauty. Recent updates include: Brand new electrical panel, replacement of water line and sewer pipe, roof 2013.

## Addendum

This delightful 3-bedroom, 1.5-bathroom bungalow offers not just a home, but a lifestyle.

The heart of the home boasts a cozy living room and dining room, perfect for relaxing evenings with loved ones. Adjacent, a well-appointed kitchen awaits with a convenient dinette area. Imagine preparing meals while gazing out the window to your sprawling 9,000 sq. ft west-facing backyard.

Speaking of the backyard, it's truly a nature lover's paradise. Step outside to discover a haven of tranquility, adorned with beautiful perennial gardens bursting with vibrant colors that change with the seasons. Whether you're enjoying your morning coffee on the patio or hosting a summer barbecue, this backyard is sure to delight.

But the allure of this property extends beyond its borders. Situated in a fabulous location, you'll find everything you need just a short stroll away. From the convenience of the commuter train and public transport options to the nearby parks, community pool, schools, and the serene shores of the lake, every amenity is within reach.

And let's not forget Beaufort Village, a charming enclave brimming with shops, cozy cafes, and local charm. Whether you're exploring the streets or simply taking in the vibrant atmosphere, this community has something for everyone.

Don't miss your chance to make this enchanting bungalow your own.

-A new certificate of location has been ordered. Estimated delivery date: May 15, 2024. Any requirement for title insurance shall be at the BUYER's expense.

-Fireplace & chimney are sold "as is" with no guarantees with respect to their compliance with current fire-safety codes and regulations

-Notary can be chosen by the BUYER, but must be located in the West Island.

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

**Seller's Declaration**

Yes SD-41808

**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



Den



Den



Living room



Living room



Dining room



Dining room



Dinette



Kitchen



Kitchen



Kitchen



Dinette



Primary bedroom



Primary bedroom



Bathroom



Playroom



Playroom



Powder room



Backyard



Back facade



Back facade



Frontage



Exterior entrance



Garden