

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 10245598 (Active)



\$739,000

**200 Rue Chestnut
 Beaconsfield
 H9W 2S6**

Region Montréal
Neighbourhood Forest Gardens (Central North)
Near Sumac
Body of Water

Property Type	Bungalow	Year Built	1954
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	64.8 X 32.5 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2000)
Lot Size	90 X 100 ft	File Number	
Lot Area	9,000 sqft	Occupancy	2021-07-12
Cadastre	2423812	Deed of Sale Signature	2021-07-08
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$4,331 (2021)	Common Exp.	
Lot	\$271,700	School	\$493 (2020)	Electricity	\$1,573
Building	\$307,100	Infrastructure		Oil	\$587
		Water		Gas	
Total	\$578,800	Total	\$4,824	Total	\$2,160

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.5 X 11.3 ft	Wood		
GF	Dining room	16.4 X 11.2 ft	Wood		
GF	Kitchen	20.8 X 13.3 ft	Ceramic		
GF	Den	11.8 X 6.5 ft	Ceramic	Patio door	
GF	piano nook	6.6 X 4.6 ft	Wood		
GF	Master bedroom	13 X 11.5 ft	Wood		
GF	Bedroom	11.4 X 9.7 ft	Wood		
GF	Bedroom	9.6 X 8.3 ft	Wood		
GF	Bathroom	9.5 X 6.4 ft	Ceramic		
BA1	Playroom	19.2 X 11.11 ft	Laminate floor		
BA1	Playroom	17.10 X 11.4 ft	Tiles		
BA1	Storage	25 X 11 ft	Concrete		
BA1	Powder room	4 X 4 ft	Tiles		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Basement (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Electric garage door opener	Energy efficiency	
Restrictions/Permissions			

Inclusions

Fridge, stove, dishwasher, washer , dryer, all window coverings, all light fixtures, electric garage door opener and remote

Exclusions

Broker - Remarks

This beautifully extended bungalow is situated on 9,000 sq. ft. lot with a western facing backyard. Located on a quiet street within walking distance to the train & public transport. It features a large eat-in kitchen, spacious living room & dining room, renovated bathroom with tub & separate shower and huge finished basement with lots of storage.

Addendum

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

2-The fireplace is sold without any warranty with respect to its compliance with applicable regulations and insurance company requirements.

3-Pre-listing inspection report is available

4-Signed Covid form required prior to all visits. Masks need to be worn by all visitors.

5- All offers to be submitted by Monday April 26th at 3pm and left open 24hours for a response. Pre-approval letter to accompany all offers.

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

Seller's Declaration

Yes SD-59492

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency
ROYAL LEPAGE ELITE, 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



Hall



Hall



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Dinette



Dinette



Master bedroom



Master bedroom



Bathroom



Bathroom



Bathroom



Bedroom



Bedroom



Den



Den



Staircase