



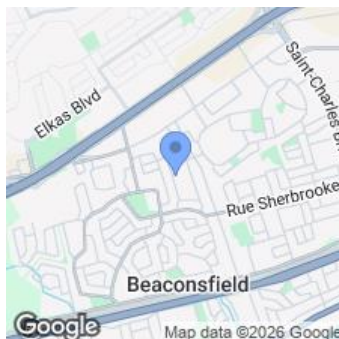
**Catherine Broady**, Residential and Commercial Real Estate Broker  
 Catherine Broady Inc.  
**ROYAL LEPAGE VILLAGE**, Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<http://www.teambroady.ca>

514-891-3033 / 514-694-2121  
 Fax : 1-855-947-4757  
[cbroady@royallepage.ca](mailto:cbroady@royallepage.ca)



**Centris No.** 10884069 **(Active)**

[See all pictures](#)



**\$1,088,000**

**316 London Drive**  
**Beaconsfield**  
**H9W 5X5**  
**Region** Montréal  
**Neighbourhood** Sherwood (North West)  
**Near** Fleet  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1979
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	30 X 42 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 (2011)
<b>Lot Size</b>	70 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	7,000 sqft	<b>Occupancy</b>	45 days PP/PR Accepted
<b>Cadastre</b>	1970969	<b>Deed of Sale Signature</b>	45 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2026	<b>Municipal</b>	\$5,504 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$357,700	<b>School</b>	\$688 (2026)	<b>Electricity</b>	\$4,754
<b>Building</b>	\$484,600	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$842,300 (129.17%)	<b>Total</b>	\$6,192	<b>Total</b>	\$4,754

## Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
15		3+1		3+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.4 X 11.5 ft	Parquetry		
GF	Dining room	9.6 X 11.1 ft	Parquetry		
GF	Kitchen	9.4 X 10.10 ft	vinyl	granite counters	
GF	Dinette	11.2 X 10.10 ft	vinyl		
GF	Family room	11.9 X 13.9 ft	Parquetry	Fireplace-Stove. wood fireplace	
GF	Powder room	4.7 X 6 ft	Ceramic		
2	Primary bedroom	11.5 X 25.8 ft	Parquetry		
2	Bathroom	7.9 X 5.4 ft	Ceramic	ensuite	
2	Bedroom	8.9 X 9.8 ft	Parquetry		
2	Bedroom	9.4 X 11.1 ft	Parquetry		
2	Bathroom	7.9 X 5.5 ft	Ceramic		

BA1	Playroom	26.1 X 9.8 ft	vinyl
BA1	Bedroom	18.8 X 10.9 ft	vinyl
BA1	Bathroom	5.7 X 8 ft	Ceramic
BA1	Laundry room	17.4 X 13.9 ft	Concrete
<b>Additional Space</b>			<b>Size</b>
Garage			11.5 X 17.2 ft

### 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>	Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (2), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Heated, Single width
<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>	Basement (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

Kitchen fridge, wine fridge (non-functional), garage fridge, freezer, outdoor mini-fridge, Wolf cook top, Thermador wall oven, built-in microwave, dishwasher. All light fixtures and window coverings. Gazebo, shed, pool equipment including robot. Garage door opener, alarm with 3 cameras, central vacuum (broken hose). Outdoor BBQ, patio table 6 chairs, 2 patio lounge chairs, lawn mower, whippersnapper, leaf blower, fireplace tools, ladder, 2 garden hoses, fish in pond, one glass desk in basement.

### Exclusions

### Remarks

Welcome to 316 London Drive, a special home on one of Sherwood's most coveted streets. The backyard is a true summer escape with an in-ground pool, waterfall and diving board, pave-uni patio with gazebo, outdoor kitchen, lush perennial gardens, fish pond, and plenty of green space to play or unwind. Inside, the generous primary suite offers a renovated ensuite and walk-in closet, complemented by two additional bedrooms and a family bath. The finished basement adds a 4th bedroom, full bath, and laundry. Close to parks, schools, public transit, highways, and a vibrant community pool--an exceptional place to call home.

### Addendum

Welcome to 316 London Drive, ideally located on one of Sherwood's most prestigious streets. This beautifully maintained

home offers the perfect blend of comfort, functionality, and resort-style outdoor living.

Step into a true summer sanctuary in the backyard, designed for both entertaining and everyday enjoyment. The landscaped grounds feature an in-ground pool with diving board and waterfall, a paved patio with gazebo, lush green space ideal for a swing set or a dog to run freely, a cabanon for storage, gorgeous perennial gardens, a tranquil fish pond, and a fully equipped outdoor kitchen with BBQ, mini-fridge, and granite countertops.

Inside, the second level offers a spacious primary bedroom complete with a renovated ensuite bathroom, walk-in closet, and two additional bedrooms, as well as a family bathroom with jacuzzi tub.

The main floor features a well-appointed kitchen with quality built-in appliances, open to a welcoming family room with a wood-burning fireplace, creating a warm and inviting living space.

The finished basement, featuring durable vinyl flooring and having always remained dry, includes a fourth bedroom, third full bathroom, and a convenient laundry area, offering flexibility for guests, teens, or a home office.

Located in a wonderful, family-friendly neighbourhood with exceptional neighbours, this home is within close proximity to Royal Park, elementary and high schools, offers easy access to Highways 20 and 40, and is walking distance to public transit and the community pool.

A remarkable opportunity in a neighbourhood that anyone would be lucky to call home .

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

-A new Certificate of location was ordered.

-All offers must be accompanied by an up-to-date letter of financial pre-qualification or proof of funds.

-The BUYER may choose the notary, but the notary must be agreeable to the SELLER. The signing must take place within a reasonable distance of the property.

**Sale with exclusion(s) of legal warranty : Sale without legal guarantee of quality, at the buyer's own risk.**

**Seller's Declaration**

Yes SD-14907

**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



Backyard



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen





Kitchen



Dinette



Dinette



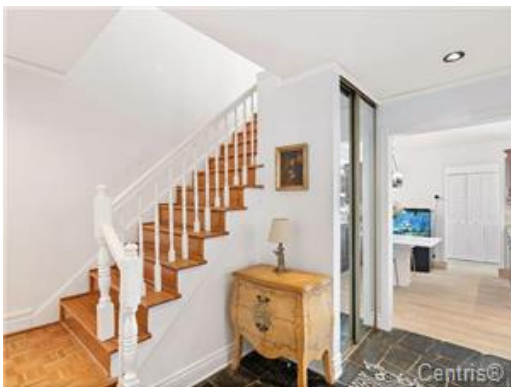
Family room



Family room



Powder room



Staircase



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom