



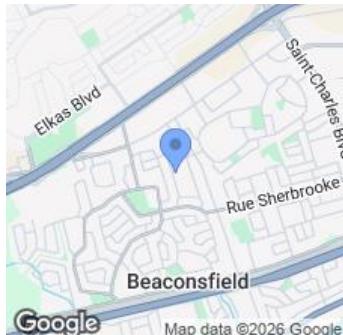
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Centris No. 10884069 (Active)

[See all pictures](#)



\$1,088,000

316 London Drive

Beaconsfield

H9W 5X5

Region Montréal

Neighbourhood Sherwood (North West)

Near Fleet

Body of Water

Property Type	Two or more storey	Year Built	1979
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	30 X 42 ft irr	Repossess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2011)
Lot Size	70 X 100 ft	File Number	
Lot Area	7,000 sqft	Occupancy	45 days PP/PR Accepted
Cadastre	1970969	Deed of Sale Signature	45 days PP/PR Accepted
Zoning	Residential		

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

Room(s) and Additional Space(s)

No. of Rooms	15	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	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
Additional Space			Size
Garage			11.5 X 17.2 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing	Asphalt shingles	Parkg (total)
Siding		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Forced air	Topography
Basement	6 feet and more, Finished basement	Distinctive Features
Bathroom	Ensuite bathroom	Water (access)
Washer/Dryer (installation)	Basement (Basement 1)	View
Fireplace-Stove	Wood fireplace	Proximity

Kitchen Cabinets

Property/Unit Amenity	Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Building's Distinctive Features
		Energy efficiency

Restrictions/Permissions

Mobility impaired accessible

Pets

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, paved 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 cabana 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.



Centris®

Frontage



Centris®

Backyard



Centris®

Living room



Centris®

Living room



Centris®

Dining room



Centris®

Dining room



Centris®

Kitchen



Centris®

Kitchen



Kitchen



Dinette



Dinette



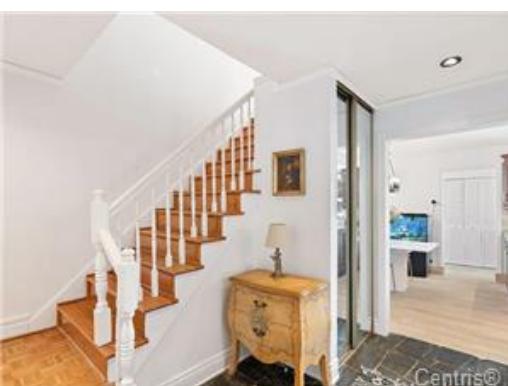
Family room



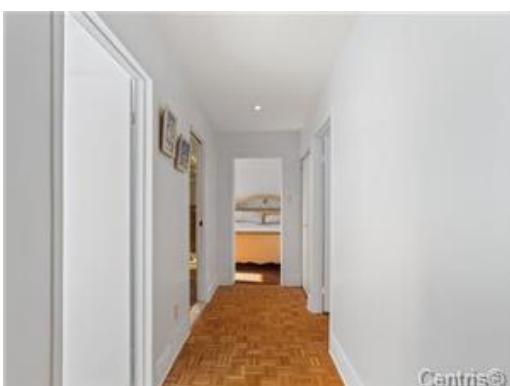
Family room



Powder room



Staircase



Hall



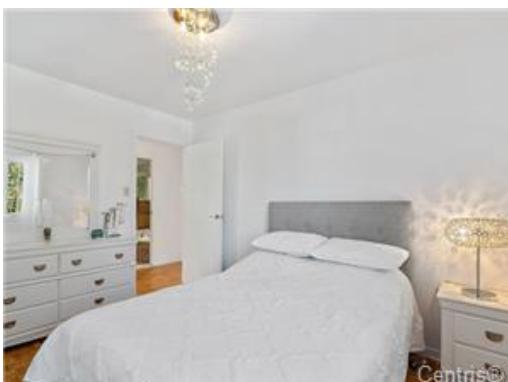
Primary bedroom



Primary bedroom



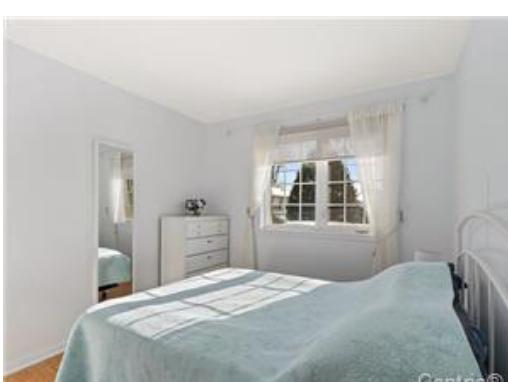
Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom