



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

514-991-3937 / 514-694-2121
 Fax : 1-855-947-4757
mbroady@royallepage.ca



Centris No. 11293189 **(Active)**



\$5,250/month X 12 month(s)

12 Place Redfern
Beaconsfield
H9W 4M9

Region Montréal
Neighbourhood Beaurepaire (South West)
Near Beaconsfield Blvd.
Body of Water

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size
Living Area 2,870 sqft
Building Area
Lot Size 100 X 100 ft
Lot Area 10,000 sqft

Cadastre 1416711
Zoning Residential

Year Built 1965
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc.
File Number
Occupancy 10 days PP/PR
 Accepted

Deed of Sale Signature

Municipal Assessment **Taxes (annual)**
Year **Municipal**
Lot **School**
Building **Infrastructure**
Water

Expenses/Energy (annual)
Common Exp.

Electricity \$1,610
Oil
Gas

Total **Total** **Total** **\$1,610**

Room(s) and Additional Space(s)

No. of Rooms	16	No. of Bedrooms (above ground + basement)	5+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20.11 X 16.4 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Dining room	11.5 X 13.2 ft	Wood		
GF	Kitchen	17 X 13.2 ft	Ceramic	dINETTE	
GF	Family room	23 X 13.2 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Powder room	3.8 X 4.2 ft	Ceramic	washer/dryer	
GF	Office	12.6 X 11.9 ft	Parquetry	or 5th bedroom	
2	Primary bedroom	16.7 X 13.2 ft	Wood		
2	Ensuite bathroom	7.6 X 9.4 ft	Ceramic		
2	Bedroom	10.4 X 16 ft	Wood		
2	Bedroom	9.3 X 11.9 ft	Wood		
2	Bedroom	11.2 X 11.9 ft	Wood		
2	Bathroom	7.2 X 9.4 ft	Ceramic	glass shower	
BA1	Playroom	29.8 X 13.1 ft	Concrete		

BA1	Playroom	21.9 X 11.10 ft	Concrete
BA1	Office	7.2 X 11.11 ft	Concrete
BA1	Office	12 X 11.5 ft	Concrete
Additional Space			Size
Garage			18.9 X 21.6 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more, Heated
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	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions	Smoking not allowed	Mobility impaired accessible	
Pets			

Inclusions

dishwasher, fridge, stove, microwave, washer, dryer, central vacuum and accessories, light fixtures, blinds, bathroom mirrors and fixtures.

Exclusions

grass cutting, snow removal, all utilities (electricity, gas, phone, internet, tv, etc.)

Remarks

Located south of Beaconsfield Boulevard and just steps from the water, this 4-bedroom executive cottage is now available for rent. Perfectly situated near Beaurepaire Village, St-Rémi and Christmas Park schools. The main floor features a renovated kitchen, a spacious home office, living and dining areas, and a family room with patio doors leading to the backyard. Upstairs, the primary bedroom includes a newly renovated ensuite bathroom, while the additional bedrooms provide ample space for family or guests. A double garage completes the package. Available immediately, this residence is ideal for families or executive relocations.

Addendum

No smoking. Pets at the discretion of the LESSOR.

LESSEE must provide proof of rental liability insurance covering the duration of the term of the lease.

LESSEE must provide proof in income, full credit report with credit score, and personal & professional references.

The terms and conditions outlined in the document entitled "RENTAL GUIDELINES" shall be provided to the prospective LESSEE prior to submitting a Promise to Lease. The guidelines shall form an integral part of the lease agreement and must be signed by all parties.

In the case of multiple LESSEES, all shall be indicated as jointly and severally responsible.

Seller's Declaration

No

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Interior



Office



Office



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Laundry room



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bedroom