



Mark Broady, Residential and Commercial Real Estate Broker
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Centris No. 11302336 (Active)



\$1,595,000

109 Franklin Road
Beaconsfield
H9W 5W6

Region Montréal
Neighbourhood South East
Near Willowbrook
Body of Water

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size 56 X 31 ft irr
Living Area
Building Area 1,736 sqft
Lot Size 94 X 95 ft
Lot Area 9,000 sqft

Cadastre 2425326

Zoning Residential

Year Built 1975
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. Yes (2002)
File Number
Occupancy 45 days PP/PR
Accepted
Deed of Sale Signature 45 days PP/PR
Accepted

Municipal Assessment

Year 2025
Lot \$376,200
Building \$701,400

Taxes (annual)

Municipal \$6,951 (2025)
School \$887 (2025)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity \$2,100
Oil
Gas

Total \$1,077,600 (148.01%) **Total** \$7,838 **Total** \$2,100

Room(s) and Additional Space(s)

No. of Rooms 15 **No. of Bedrooms (above ground + basement)** 4+1 **No. of Bathrooms and Powder Rooms** 3+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	11.7 X 16.6 ft	Wood	
GF	Dining room	11.3 X 13.4 ft	Wood	
GF	Kitchen	11.4 X 15 ft	terracotta tiles	dinette
GF	Family room	18.8 X 11.10 ft	Wood	Fireplace-Stove.
GF	Laundry room	6.3 X 13.5 ft	terracotta tiles	
GF	Powder room	4.3 X 5.3 ft	Ceramic	
2	Primary bedroom	18.10 X 11.10 ft	Wood	walk-in
2	Bathroom	7.11 X 4.11 ft	Ceramic	ensuite bathroom
2	Bedroom	10.10 X 14 ft	Wood	
2	Bedroom	10.11 X 10.6 ft	Wood	
2	Bedroom	11.10 X 19.6 ft	Wood	
2	Bathroom	8.8 X 6.9 ft	Ceramic	

BA1	Playroom	22.2 X 19.7 ft	Laminate floor	
BA1	Bedroom	11.3 X 15.1 ft	Laminate floor	
BA1	Bathroom	10.11 X 7.10 ft	Ceramic	double sinks
Additional Space			Size	
Garage			17.10 X 18.7 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	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

all light fixtures, all window coverings, dishwasher, fridge, stove, kitchen exhaust hood, 2 bar fridges in basement, washer, dryer, all bathroom mirrors and fixtures garage door opener with 2 remotes

Exclusions

shelving unit in living room, shelving in garage.

Remarks

Beautifully renovated and move-in ready, this 4+1 bedroom, 3+1 bathroom home is located on a quiet, family-friendly street in sought-after Beaconsfield South. The turnkey interior showcases tasteful updates throughout, with a bright, welcoming layout. A rare opportunity to own a fully renovated executive home in a prime location .

Addendum

Highlights include a spacious primary bedroom with walk-in closet and ensuite, plus a newly finished basement offering an extra bedroom, full bathroom, playroom, bar, and office space. A two-car garage adds convenience. Outside, enjoy a brand-new back deck and private yard, perfect for entertaining or family time.

Situated on a 9,000 sq. ft. lot, this home is within walking distance of Briarwood Park, École Primaire Beaconsfield, St-Edmonds Elementary, and Lac St-Louis, with Pointe-Claire Village just minutes away.

This sale is made without any legal warranty of quality from the SELLER; however, the BUYER does not need to waive the legal warranties granted by previous owners and received by the SELLER upon purchase of the property, which are hereby assigned to the BUYER.

The fireplaces and chimneys are sold "as is" without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

This home has been inspected. The inspection report is available upon request.

A new certificate of location was ordered. expected delivery late September.

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

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 : This sale is made without any legal warranty of quality from the SELLER; however, the BUYER does not need to waive the legal warranties granted by previous owners and received by the SELLER upon purchase of the property, which are hereby assigned to the BUYER.

Seller's Declaration

Yes SD-73141

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



Interior



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Dinette



Kitchen



Family room



Family room



Powder room



Laundry room



Staircase



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Hall