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Centris No. 11475024 (Active)



\$1,079,000

229 Hampshire Road
Beaconsfield
H9W 3P1

Region Montréal
Neighbourhood Central South
Near Eastbourne
Body of Water

Property Type	Split-level	Year Built	1959
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	42.6 X 36.8 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	100 X ft irr	File Number	
Lot Area	8,269.91 sqft	Occupancy	2023-07-21
Cadastre	1971263	Deed of Sale Signature	2023-07-18
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$5,574 (2023)	Common Exp.	
Lot	\$384,200	School	\$593 (2023)	Electricity	\$3,896
Building	\$521,500	Infrastructure		Oil	
		Water		Gas	
Total	\$905,700 (119.13%)	Total	\$6,167	Total	\$3,896

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.8 X 20.8 ft	Wood	Fireplace-Stove. vaulted ceiling	
GF	Dining room	9 X 16.5 ft	Wood	Fireplace-Stove.	
GF	Kitchen	10.3 X 18.4 ft	Ceramic	granite counters	
2	Primary bedroom	18.4 X 12.9 ft	Wood	Walk-in	
2	Bedroom	9.10 X 9.6 ft	Wood		
2	Bedroom	13.7 X 11.2 ft	Wood		
2	Bathroom	9.10 X 8.10 ft	Ceramic	separate shower	
GL	Family room	13.2 X 17.3 ft	Carpet		
GL	Powder room	6 X 4.7 ft	Ceramic	heated floors	
BA1	Playroom	11.8 X 15 ft	Ceramic	heated floors	
BA1	Bedroom	11.10 X 14.9 ft	Ceramic	office (no door)	
BA1	Bathroom	10.10 X 5.6 ft	Ceramic	heated floors	
BA1	Laundry room	8.2 X 11.10 ft	Ceramic	heated floors	
Additional Space			Size		

Garage	19.2 X 23.10 ft
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Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$12)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Above-ground
Roofing	Elastomeric membrane	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Hot water, Radiant	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Laundry room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning, Electric garage door opener, Alarm system	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

All window coverings, fridge, stove, dishwasher, alarm system, sun shelter on deck & tarp, built-in cabinets in GF Family room, Fireplace tools, all light fixtures except the chandeliers in LVR, DNR & entrance hallway (not the front entry), cabana, pool equipment, tempo

Exclusions

Two washers, dryer, light fixtures in dining room, living room & front hall (not front entry). Basement fridge and all furniture, shelving and Murphy bed in spare bedroom.

Broker - Remarks

This beautifully renovated home features custom high-end kitchen (wood cabinets, granite counters, heated floors), renovated bathrooms, spacious primary bedroom with walk-in, heated floors throughout basement, spectacular composite deck, pool area and irrigation on a beautifully landscaped lot in prime Beaconsfield South location close to all amenities. Upon entering this stunning home, you will immediately fall in love with the vaulted ceilings and large windows creating a bright, open and airy feel. This home is a great option for anyone looking for a functional layout with quality finishes in a wonderful conveniently located neighbourhood.

Addendum

229 Hampshire- Upgrades and Renovations

1997- New garage slab and new front steps were installed

2000- New front door and side door of garage

2005- Cabana, powder room renovation with heated floors, fence

2007- New electrical panel, many new Energy star windows (PVC & wood), including addition of 2 cedar bay windows in living/dining room, upstairs bathroom-complete renovation & enlargement (marble & porcelain tiles) with heated floors

2008- Fireplace renovation- Covered original brick with marble & added custom-made wood cedar mantel to match bay windows, replaced oil furnace & hot water tank with Combomax electric boiler/water heater = limitless instantaneous hot water supply

2010- Exterior aluminum siding repainted

2011- Exterior bricks repointed, complete basement renovation, added new laundry room + bathroom with Schluter shower and heated floors throughout whole basement (except pantry/storage room), Complete foundation excavation down to footing,

re-cemented, waterproofed, new French drains, city water entry supply line-changed from the city main to the house: 1 inch copper pipe, city also changed on their side.

2012- Soprema base low slope membrane roof system, all roof plywood replaced, new soffits and gutters, complete kitchen renovation, including raising the ceiling height + top of the line Kitchen Aid & Bosch stainless steel appliances and added heated floors. Entire main floor ceiling replastered, new paint, crown mouldings, pot lights & electrical for lighting

2013- Installed new irrigation system, installed pool 20ft round, above-ground, Aquabois Savanna Hayward VS Super Pump (not heated), New Techo-Bloc driveway, Techo-Bloc walkway and pool patio, property completely re-landscaped and re-levelled, new retaining wall on front west side

2016- New garage door

2017- New composite deck-27.5ft x 13ft + new aluminum railings on deck and front entrance steps

2021- Replaced primary bedroom windowpane

2022- Complete renovation of vestibule entrance- new tiles in entry vestibule including new sub-floor. Furnace maintenance Combomax: replaced all 4 heating elements, mixing & tempering valves, air vents, contacts box.

The fireplaces is sold without any warranty with respect to its compliance with applicable regulations and insurance company requirements

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER

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

Seller's Declaration

Yes SD-15051

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



Patio



Backyard



Interior



Living room



Living room



Living room



Dining room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Living room



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Hall