

**ROYAL LEPAGE VILLAGE**  
Real Estate Agency  
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**Centris No.** 11584324 **(Active)**



**\$899,000**

**196 Av. Leeds**  
**Beaconsfield**  
**H9W 2H5**

**Region** Montréal  
**Neighbourhood** Sherwood (North West)  
**Near** Rosedale  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1965
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	24 X 37 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 (2024)
<b>Lot Size</b>	46 X 100 ft irr	<b>File Number</b>	
<b>Lot Area</b>	7,221 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	1969831	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2025	<b>Municipal</b>	\$5,748 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$369,300	<b>School</b>	\$707 (2025)	<b>Electricity</b>	\$1,140
<b>Building</b>	\$512,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$443 (2024)	<b>Gas</b>	
<b>Total</b>	\$881,400 (102.00%)	<b>Total</b>	\$6,898	<b>Total</b>	\$1,140

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

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
13		4+1		2+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	10.11 X 18.8 ft	Wood	Fireplace-Stove.	
GF	Dining room	9 X 13 ft	Wood		
GF	Kitchen	9 X 16.6 ft	Ceramic	dINETTE	
GF	Family room	17.8 X 10 ft	Parquetry	Fireplace-Stove.	
GF	Powder room	3.7 X 3.9 ft	Ceramic		
2	Primary bedroom	12.2 X 15.11 ft	Wood		
2	ensuite bathroom	6.9 X 7.1 ft	Ceramic		
2	Bedroom	10.7 X 13.10 ft	Wood		
2	Bedroom	12.2 X 10.5 ft	Wood		
2	Bedroom	10.7 X 13 ft	Wood		
2	Bathroom	6.9 X 7.2 ft	Ceramic		
BA1	Playroom	9.6 X 19.10 ft	Carpet		

BA1	Bedroom	12.6 X 10 ft	Flexible floor coverings	office
<b>Additional Space</b>			<b>Size</b>	
Garage			17.11 X 23.7 ft	
<b>Features</b>				
<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 (4), Garage (2)
<b>Siding</b>			<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>			<b>Garage</b>	Attached, Double width or more, Heated
<b>Window Type</b>			<b>Carport</b>	
<b>Energy/Heating</b>	Natural gas		<b>Lot</b>	Bordered by hedges, Fenced
<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>	Bicycle path, Commuter train, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>			<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener		<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			<b>Mobility impaired accessible</b>	
<b>Pets</b>				
<b>Inclusions</b>				
all light fixtures, window coverings, dishwasher, garage door opener with remote, backyard shed, all pool equipment and accessories, all bathroom mirrors and accessories, central vacuum (non-functional), hot water heater				
<b>Exclusions</b>				
<b>Remarks</b>				
Welcome to 196 Leeds, a warm and inviting 2-storey cottage tucked away on a quiet street in Beaconsfield's beloved Sherwood neighborhood. With an island green space just across the road, it's an ideal spot for a young family to put their roots down. This classic 1960s home offers 4+1 bedrooms, 2+1 bathrooms, and hardwood floors. The backyard is private and peaceful, framed by cedar hedges, with an in-ground pool and covered porch, perfect for quiet mornings or summer nights. Though it could use a little updating, the potential is unmatched. A true family home in a picture-perfect spot, just waiting for its next chapter.				
<b>Addendum</b>				
The SELLER shall not respond to any offers before Tuesday , April 29, 2025. This is to allow sufficient exposure on Centris and MLS, and to give buyers and brokers a fair chance to visit the IMMOVABLE .				
All offers must be submitted no later than 20h00 on Monday, April 28, 2025. We ask that the deadline for acceptance on all offers be no sooner than 21h00 on Tuesday, April 29, 2025.				
This home has been pre-inspected. The inspection report is available upon request.				
A new certificate of location from 2024 is available. Any requirement for title insurance shall be at the BUYER's expense.				
The fireplaces are sold "as is" without any warranty with respect to their compliance with applicable regulations and				

insurance company requirements.

The BUYER may choose the notary, but the notary must be agreeable to the SELLER. The signing must take place in the West Island.

**Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality.**

**Seller's Declaration**

Yes SD-67814

**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



Frontage



Backyard



Interior



Living room



Living room



Dining room



Dining room





Dining room



Kitchen



Kitchen



Kitchen



Dinette



Family room



Family room



Interior



Powder room



Hall



Hall



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom