



Mark Broady, Residential and Commercial Real Estate Broker
ROYAL LEPAGE VILLAGE
 Real Estate Agency
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 Pointe-Claire (QC) H9R 3J1
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Centris No. 12058818 (Active)

(CPP 2021-03-26)



\$899,000

372 Crois. Arlington
Beaconsfield
H9W 2K5

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

Property Type	Split-level	Year Built	1972
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	45.7 X 26.1 ft irr	Reposess./Judicial auth.	No
Living Area	2,312 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2015)
Lot Size	75 X 100 ft	File Number	
Lot Area	7,500 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1970674	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year 2021
Lot \$261,300
Building \$392,700

Taxes (annual)

Municipal \$4,811 (2020)
School \$554 (2020)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity \$1,837
Oil
Gas \$872

Total \$654,000 **Total** \$5,365 **Total** \$2,709

Room(s) and Additional Space(s)

No. of Rooms	13	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	16.4 X 11.9 ft	Wood		
2	Dining room	9 X 13 ft	Wood		
2	Kitchen	13.11 X 13.1 ft	Ceramic		
3	Master bedroom	16.3 X 11.2 ft	Wood		
3	ensuite	4.11 X 7.2 ft	Ceramic		
3	Walk-in closet	12.9 X 11.7 ft	Wood	Converted from 4th bedroom	
3	Bedroom	11.1 X 10.1 ft	Wood		
3	Bedroom	10.1 X 13.1 ft	Wood		
3	Bathroom	5 X 7.6 ft	Ceramic		
GF	Family room	12.11 X 15.1 ft	Wood		
GF	Powder room	6.3 X 8.4 ft	Ceramic	washer/dryer	
BA1	Theater room	10.10 X 22.2 ft	Carpet		

BA1	Office	11 X 14.7 ft irr	Laminate floor																																																												
Features <table> <tr> <td>Sewage System</td><td>Municipality</td><td>Rented Equip. (monthly)</td><td>Water heater - 1 (\$18)</td></tr> <tr> <td>Water Supply</td><td>Municipality</td><td>Renovations</td><td></td></tr> <tr> <td>Foundation</td><td>Poured concrete</td><td>Pool</td><td>Indoor, Salt water</td></tr> <tr> <td>Roofing</td><td>Asphalt shingles</td><td>Parkg (total)</td><td>Driveway (4), Garage (2)</td></tr> <tr> <td>Siding</td><td></td><td>Driveway</td><td>Asphalt, Double width or more</td></tr> <tr> <td>Windows</td><td></td><td>Garage</td><td>Attached, Double width or more</td></tr> <tr> <td>Window Type</td><td></td><td>Carport</td><td></td></tr> <tr> <td>Energy/Heating</td><td>Natural gas</td><td>Lot</td><td></td></tr> <tr> <td>Heating System</td><td>Forced air</td><td>Topography</td><td></td></tr> <tr> <td>Basement</td><td>6 feet and more, Finished basement</td><td>Distinctive Features</td><td></td></tr> <tr> <td>Bathroom</td><td>Ensuite bathroom</td><td>Water (access)</td><td></td></tr> <tr> <td>Washer/Dryer (installation)</td><td>Powder room (1st level/Ground floor)</td><td>View</td><td></td></tr> <tr> <td>Fireplace-Stove</td><td>Gas fireplace</td><td>Proximity</td><td>Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation</td></tr> <tr> <td>Kitchen Cabinets</td><td></td><td>Building's Distinctive Features</td><td></td></tr> <tr> <td>Equipment/Services</td><td>Central air conditioning, Electric garage door opener, Alarm system, Central heat pump</td><td>Energy efficiency</td><td></td></tr> </table> Restrictions/Permissions				Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$18)	Water Supply	Municipality	Renovations		Foundation	Poured concrete	Pool	Indoor, Salt water	Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)	Siding		Driveway	Asphalt, Double width or more	Windows		Garage	Attached, Double width or more	Window Type		Carport		Energy/Heating	Natural gas	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	Gas fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation	Kitchen Cabinets		Building's Distinctive Features		Equipment/Services	Central air conditioning, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	
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Inclusions All light fixtures, all window coverings, dishwasher, fridge, stove, microwave, central vacuum & accessories, alarm system hardware, garage door opener + remote(s), pool equipment & accessories, shed, gazebo with screen & lights																																																															
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Broker - Remarks Immaculate split-level located on a quiet crescent in Sherwood. Renovated kitchen open to dining room, newly renovated family bathroom, gorgeous lower-level family room with gas fireplace and patio doors leading to spacious backyard with large inground pool. Perfect for a young family!																																																															
Addendum Sale without legal warranty of quality, at the buyer's risk and peril. Building inspection report from 2018 is available. 4th bedroom was converted to a large, walk-in closet. Can easily be converted back to a bedroom. Visits shall commence on Wednesday, March 3rd.Last visit shall be at 5pm Sunday, March 7th. At the Seller's request, no offers will be responded to before Monday, March 8th. This is to allow sufficient exposure to the market and to ensure that all collaborating brokers and prospective buyers have a fair chance to visit theproperty and submit an offer. We kindly ask that all offers be submitted no later than 4pm on Monday, March 8th. Please leave the deadline for acceptance no sooner than 4pm on Tuesday, March 9th. The Seller reserves the right to respondto any offer at any time .																																																															

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

Seller's Declaration

Yes SD-62142

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



Other



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Hall



Master bedroom



Master bedroom



Walk-in closet



Other



Bedroom



Bedroom



Bathroom



Family room



Family room



Other



Basement



Home theatre



Basement