



Mark Broady, Residential and Commercial Real Estate Broker
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Centris No. 12493983 (Active)



\$975,000

**74 Av. Midland
 Beaconsfield
 H9W 4P1**

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

Property Type	Split-level	Year Built	1959
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	25 X 49 ft	Trade possible	
Living Area		Cert. of Loc.	Yes (2021)
Building Area		File Number	
Lot Size	108 X 100 ft	Occupancy	30 days PP/PR
Lot Area	10,900 sqft		Accepted
Cadastre	1416790	Deed of Sale Signature	30 days PP/PR
			Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$5,545 (2024)	Common Exp.	
Lot	\$455,700	School	\$681 (2024)	Electricity	\$3,640
Building	\$417,900	Infrastructure		Oil	
		Water	\$455 (2023)	Gas	
Total	\$873,600 (111.61%)	Total	\$6,681	Total	\$3,640

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.9 X 8.1 ft	Wood		
GF	Dining room	23.6 X 15.9 ft	Wood	dINETTE	
GF	Kitchen	12.6 X 12.6 ft	Ceramic	heated floors	
GF	Powder room	3 X 5.2 ft	Ceramic	heated floors	
2	Primary bedroom	12.1 X 12.3 ft	Wood	walk-in	
2	ensuite bathroom	7.3 X 12.3 ft	Ceramic	double vanity	
2	Bedroom	15.8 X 12.7 ft	Wood		
2	ensuite bathroom	7.8 X 7.5 ft	Ceramic		
GL	Bedroom	14.8 X 10.6 ft	Wood		
GL	Bedroom	11.7 X 11.6 ft	Wood		
BA1	Playroom	18.11 X 23.1 ft	Laminate floor		
BA1	Bathroom	12.6 X 12.5 ft	Ceramic	washer/dryer	

Additional Space Garage		Size 13.11 X 20.10 ft
Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing	Asphalt shingles	Inground, Salted
Siding		Parkg (total)
Windows		Driveway (4), Garage (1)
Window Type		Driveway
Energy/Heating	Electricity, hot water baseboards	Asphalt, Double width or more
		Garage
		Built-in, Single width
		Carpport
		Lot
		Bordered by hedges, Fenced, Landscaped
Heating System	Electric baseboard units, Hot water, Radiant	Topography
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features
Bathroom	Ensuite bathroom	Water (access)
Washer/Dryer (installation)	Bathroom (Basement 1)	View
Fireplace-Stove		Proximity
		Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), University
Kitchen Cabinets		Building's Distinctive Features
Property/Unit Amenity	Wall-mounted air conditioning, Electric garage door opener, Wall-mounted heat pump	Energy efficiency
Restrictions/Permissions		Mobility impaired accessible
Pets		
Inclusions		
all light fixtures, all window coverings, refrigerator, stove, dishwasher, washer, dryer, garage door opener with remote, hot water tank, pool equipment and accessories, backyard shed.		
Exclusions		
Remarks		
Discover this charming 4-bedroom split-level home nestled on over 10,000 sq. ft. of land in the Beaufort neighborhood of Beaconsfield South.. The main floor boasts a renovated kitchen that flows into bright living and dining spaces. Step outside to a large backyard with an inground pool, perfect for entertaining. Upstairs, 2 bedrooms feature ensuite bathrooms, with 2 lower-level bedrooms as well. The finished basement offers extra living space and a 3rd full bathroom with laundry. Move-in ready and tastefully updated, this home is perfect for families looking to settle in a vibrant community.		
Addendum		
Fireplace and chimney are sold "as is" with no guarantees regarding their compliance with current fire safety or insurance requirements.		
A pre-listing inspection report is available		
All offers must be accompanied by an up-to-date letter of financial pre-qualification or proof of funds.		
The BUYER may choose the notary, but must be agreeable to the SELLER. Signing must take place in the West Island.		
Sale with legal warranty of quality		

Seller's Declaration

Yes SD-55757

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



Back facade



Aerial photo



Interior



Overall view



Overall view



Living room



Living room



Overall view



Overall view



Dinette



Living room



Dinette



Dinette



Kitchen



Kitchen



Kitchen



Kitchen



Overall view



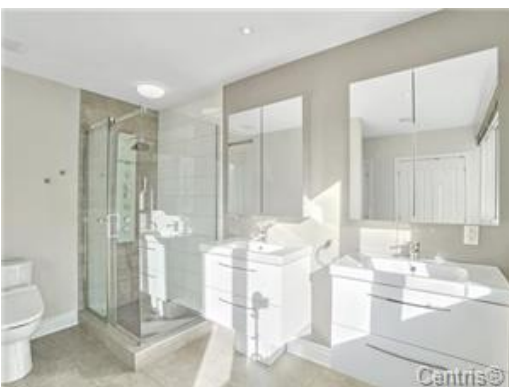
Bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom