



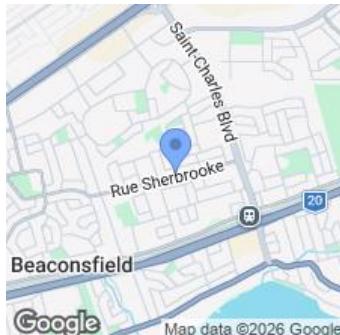
**Catherine Broady**, Residential and Commercial Real Estate Broker  
 Catherine Broady Inc.  
**ROYAL LEPAGE VILLAGE**, Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<http://www.teambroady.ca>

514-891-3033 / 514-694-2121  
 Fax : 1-855-947-4757  
[cbroady@royallepage.ca](mailto:cbroady@royallepage.ca)



Centris No. 13400488 (Active)

[See all pictures](#)



**\$749,000**

**224 Bermuda Drive**  
**Beaconsfield**  
**H9W 2S7**  
**Region** Montréal  
**Neighbourhood** Forest Gardens (Central North)  
**Near**  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1957
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	25 X 64 ft irr	<b>Repossess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2025)
<b>Lot Size</b>	75 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	7,480 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2423896	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
Year	2026	<b>Municipal</b>	<b>Common Exp.</b>
Lot	\$330,100	<b>School</b>	<b>Electricity</b>
Building	\$497,400	<b>Infrastructure</b>	<b>Oil</b>
		<b>Water</b>	<b>Gas</b>
<b>Total</b>	\$827,500 (90.51%)	<b>Total</b>	\$2,928

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

<b>No. of Rooms</b>	12	<b>No. of Bedrooms (above ground + basement)</b>	2+1	<b>No. of Bathrooms and Powder Rooms</b>	3+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	17.7 X 11.7 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Dining room	10.2 X 11.9 ft	Wood		
GF	Kitchen	15.6 X 11.9 ft	Ceramic	Patio door	
GF	Primary bedroom	13.9 X 11.7 ft	Wood		
GF	Bathroom	5.6 X 7.9 ft	Ceramic	ensuite	
GF	Office	13.9 X 12.9 ft	Wood		
GF	Bedroom	17.1 X 11.5 ft	Wood		
GF	Bathroom	4.11 X 7.10 ft	Ceramic	ensuite	
BA1	Playroom	16.2 X 21.3 ft	Vinyl		
BA1	Bedroom	10.3 X 10.6 ft	Vinyl		
BA1	Bathroom	10.3 X 6.4 ft	Ceramic	separate shower	

BA1	Laundry room	6.4 X 6.4 ft	Ceramic
<b>Additional Space</b>		<b>Size</b>	17.1 X 21.3 ft

## Features

<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>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	
<b>Siding</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<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, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Basement (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>			Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
<b>Property/Unit Amenity</b>	Central air conditioning, Electric garage door opener, Alarm system, Central heat pump	<b>Building's Distinctive Features</b>	
<b>Restrictions/Permissions</b>		<b>Energy efficiency</b>	
<b>Pets</b>		<b>Mobility impaired accessible</b>	

## Inclusions

Fridge, stove, dishwasher, washer, dryer, all light fixtures, shed, garage door opener, alarm system, all window coverings as installed, shelving in garage

## Exclusions

## Remarks

Located on a quiet street in a sought-after neighbourhood, this beautifully renovated open-concept bungalow offers exceptional comfort and convenience. Close to public transportation, schools & community pool, the location is ideal. The bright main level features a spacious kitchen with granite counters open to the dining and living areas, highlighted by large windows and a wood-burning fireplace. Two bedrooms each offer private ensuite bathrooms with glass showers, including an additional space for a home office. An oversized garage, 2 driveways, private yard, and a fully renovated basement with another bedroom & bathroom complete this home.

## Addendum

Located on a quiet street in a fabulous, family-friendly neighbourhood, this beautifully renovated open-concept bungalow offers the perfect blend of comfort, style, and convenience. Just steps from public transportation, schools, and the community pool, with easy access to major highways, the location truly checks every box.

The sun-filled main level features a stunning oversized kitchen with granite countertops, seamlessly open to the dining area and living room. Large windows flood the space with natural light, while a wood-burning fireplace creates a warm and inviting atmosphere -- ideal for both everyday living and entertaining.

The primary bedroom includes a private ensuite bathroom with a sleek glass shower and a versatile open area, perfect for a home office or cozy reading nook. A second bedroom also enjoys its own ensuite bathroom, complete with another modern glass shower -- ideal for guests or family members seeking added privacy.

This level also offers an oversized single garage, two driveways -- one at the front and an additional side driveway for extra parking -- and a private backyard with a storage shed, wood deck, and lower-level pave-uni patio, perfect for outdoor enjoyment.

The newly renovated basement expands the living space with a spacious family room, a large walk-in closet for extra storage, a full bathroom with separate tub and shower, an additional bedroom ideal for guests or teens, and a dedicated laundry room.

A turnkey home in a prime location -- offering space, flexibility, and effortless living.

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

-Pre-listing building 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.

**Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at the risk and peril of the buyer**

**Seller's Declaration**

Yes SD-87908

**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**



**Living room**



**Dining room**



**Kitchen**



**Kitchen**



**Office**



**Office**



**Primary bedroom**



**Ensuite bathroom**



**Bedroom**



**Ensuite bathroom**



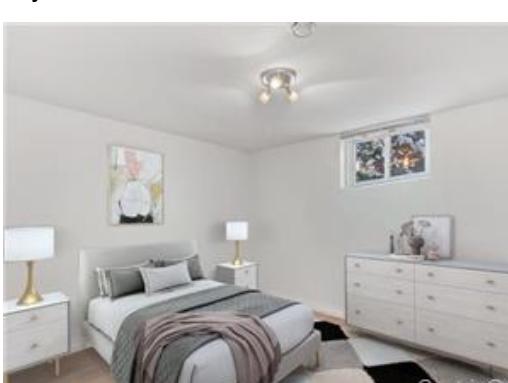
**Ensuite bathroom**



**Playroom**



**Playroom**



**Bedroom**



**Bathroom**



**Laundry room**



**Storage**



**Garage**



**Backyard**



**Backyard**



**Parking**



**Frontage**