



Catherine Broady, Residential and Commercial Real Estate Broker
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ROYAL LEPAGE VILLAGE, Real Estate Agency
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Centris No. 13938536 (Active)



\$949,000

155 Crois. Chartwell
Beaconsfield
H9W 1C2

Region Montréal
Neighbourhood Beacon Hill (North East)
Near Creswell
Body of Water

Property Type	Two or more storey	Year Built	1965
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	45.7 X 30.2 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2021)
Lot Size	70 X 100 ft	File Number	
Lot Area	7,000 sqft	Occupancy	2024-05-05
Cadastre	2425391	Deed of Sale Signature	2024-05-01
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$5,606 (2024)	Common Exp.	
Lot	\$334,900	School	\$693 (2023)	Electricity	\$3,010
Building	\$548,800	Infrastructure		Oil	
		Water		Gas	
Total	\$883,700 (107.39%)	Total	\$6,299	Total	\$3,010

Room(s) and Additional Space(s)					
No. of Rooms	14	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.7 X 16.2 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Dining room	11.11 X 11.2 ft	Wood		
GF	Kitchen	21.11 X 10.3 ft	Ceramic	granite counters	
GF	Family room	10.10 X 12.7 ft	Wood		
GF	Powder room	5.1 X 4.8 ft	Ceramic		
2	Primary bedroom	12.2 X 18.2 ft	Wood	2 walk-in closets	
2	ensuite	9.1 X 5.1 ft	Ceramic	heated floors	
2	Bedroom	13.4 X 10.4 ft	Wood		
2	Bedroom	13.5 X 10.9 ft	Wood		
2	Bedroom	10.10 X 10.10 ft	Wood		
2	Bathroom	7.11 X 5.1 ft	Ceramic		
2	Laundry room	8.4 X 9 ft	Ceramic		
BA1	Playroom	19.3 X 22.7 ft	Carpet		
BA1	Powder room	5.10 X 6.8 ft	Ceramic		

Additional Space Garage	Size 11.2 X 16.8 ft
Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	Poured concrete
Roofing	Asphalt shingles
Siding	
Windows	
Window Type	
Energy/Heating	Electricity
Heating System	Forced air
Basement	6 feet and more, Finished basement
Bathroom	Ensuite bathroom
Washer/Dryer (installation)	laundry room (2nd level)
Fireplace-Stove	Wood fireplace
Kitchen Cabinets	
Property/Unit Amenity	
Restrictions/Permissions	
Pets	
Rented Equip. (monthly)	
Renovations	
Pool	
Parkg (total)	Driveway (4), Garage (1)
Driveway	Asphalt, Double width or more
Garage	Attached, Heated, Single width
Carport	
Lot	
Topography	
Distinctive Features	
Water (access)	
View	
Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Building's Distinctive Features	
Energy efficiency	
Mobility impaired accessible	
Inclusions	
Stove, dishwasher, all light fixtures (except those excluded), blinds , shed, electric garage door opener and 2 remotes, alarm system	
Exclusions	
dining room light fixture, two wall sconces in living room, front hallway light, and light in 2nd storey hallway, curtain rods and curtains.	
Remarks	
This meticulously maintained 2 storey home has undergone many improvements over the years. In 2009 a 2nd floor extension was added above the garage to create 4 good sized bedrooms. The primary suite features two walk-in closets & an ensuite bathroom with heated floors & glass shower. Upstairs there is also a convenient separate laundry room. The kitchen was renovated with quality maple cabinets and granite counters. The electric furnace and heat pump were installed in 2019. The finished basement features a large playroom and 2nd powder room. Fabulous location on one of the most desirable streets in Beacon Hill.	
Addendum	
-Pre-listing building inspection report is available upon request.	
-The fireplace 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 or proof of funds	
-Seller requests all offers be left open for a minimum of 48 hours.	
Sale with legal warranty of quality	
Seller's Declaration	Yes SD-36642

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



Interior



Interior



Living room



Living room



Dining room



Dining room



Dinette



Dinette



Kitchen



Kitchen



Kitchen



Powder room



Family room



Family room



Hall



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom