

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 14072461 (Active)



\$699,000

145 Franklin Road
Beaconsfield
H9W 5P8

Region Montréal
Neighbourhood South East
Near Beaufort
Body of Water

Property Type	Two or more storey	Year Built	1973
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	40 X 31 ft irr	Trade possible	
Living Area		Cert. of Loc.	Yes (1972)
Building Area		File Number	
Lot Size	88 X 102 ft	Occupancy	90 days PP/PR Accepted
Lot Area	9,000 sqft	Deed of Sale Signature	90 days PP/PR Accepted
Cadastre	2425368		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$5,214 (2022)	Common Exp.	
Lot	\$234,100	School	\$644 (2022)	Electricity	\$2,440
Building	\$419,800	Infrastructure		Oil	
		Water		Gas	
Total	\$653,900	Total	\$5,858	Total	\$2,440

Room(s) and Additional Space(s)								
No. of Rooms	11		No. of Bedrooms (above ground + basement)	4+0		No. of Bathrooms and Powder Rooms	1+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	19 X 14.1 ft	Parquetry	Fireplace-Stove.				
GF	Dining room	13 X 11.8 ft	Parquetry					
GF	Kitchen	16.4 X 11.11 ft	Tiles	dINETTE				
GF	Powder room	6.7 X 3.1 ft	Tiles					
GF	Laundry room	10.11 X 5.3 ft	Tiles					
2	Primary bedroom	16.6 X 14.7 ft	Parquetry					
2	Bedroom	12.3 X 11.5 ft	Parquetry					
2	Bedroom	8.2 X 11.5 ft	Parquetry					
2	Bedroom	7.10 X 13 ft	Parquetry					
2	Bathroom	4.11 X 10.9 ft	Tiles					
BA1	Playroom	28.6 X 13.5 ft	Carpet	Fireplace-Stove.				
Additional Space			Size					

Garage

11.5 X 21.8 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, Partially finished

Bathroom**Washer/Dryer (installation)**

laundry room (1st level/Ground floor)

Fireplace-Stove

Wood fireplace

Kitchen Cabinets**Equipment/Services**

Central air conditioning, Electric garage door opener, Central heat pump

Restrictions/Permissions**Rented Equip. (monthly)** Water heater - 1 (\$11)**Renovations****Pool****Parkg (total)**

Driveway (2), Garage (1)

Driveway

Asphalt

Garage

Attached, Single width

Carpport**Lot****Topography****Distinctive Features****Water (access)****View****Proximity**

Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation

Building's Distinctive**Features****Energy efficiency****Inclusions**

all window coverings, all light fixtures (except 2 which are excluded), dishwasher fridge, stove, all garden furniture including swing and umbrellas, shelves in basement, garage door opener with shelves in the basement, garage door opener with remote control

Exclusions

light fixtures in dining room and front hallway, washer, dryer (depending on the location of the SELLER)

Broker - Remarks

Charming 4 bdrm cottage located walking distance to Beaconsfield train station and École Primaire Beaconsfield. This home has been well maintained by its long-time owners who've lived there since 1980. Most windows were changed in 2018. The main floor features a spacious kitchen with dinette area and patio doors leading to the backyard. There is a wood fireplace in the living room, main floor powder room and laundry behind the garage. The upstairs has 4 bedrooms and a family bathroom. The basement has a finished playroom and ample storage space. An affordable home to renovate to your tastes in Beaconsfield South!

Addendum

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

The fireplace and chimney are sold "as is" without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Pre-listing inspection report available

A new certificate of location has been ordered. Expected delivery date is approximately October 21, 2022. If the signing takes place before the new certificate is ready, the SELLER shall provide title insurance at his expense in favour of the BUYER.

The BUYER may choose the notary, but the notary must be approved by the SELLER.

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

Seller's Declaration

Yes SD-20033

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



Interior



Living room



Living room



Living room



Dining room



Kitchen



Dinette



Kitchen



Kitchen



Laundry room



Powder room



Staircase



Primary bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Backyard



Backyard



Backyard



Backyard



Exterior