

**ROYAL LEPAGE VILLAGE**  
Real Estate Agency  
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Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 15301479 (Active)



**\$995,000**

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

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

<b>Property Type</b>	Split-level	<b>Year Built</b>	1959
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	25 X 49 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2021)
<b>Lot Size</b>	108 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	10,900 sqft	<b>Occupancy</b>	2025-10-01
<b>Cadastre</b>	1416790	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2025	<b>Municipal</b>	\$5,700 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$455,700	<b>School</b>	\$681 (2024)	<b>Electricity</b>	\$4,550
<b>Building</b>	\$417,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$503 (2024)	<b>Gas</b>	
<b>Total</b>	\$873,600 (113.90%)	<b>Total</b>	\$6,884	<b>Total</b>	\$4,550

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

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
12		4+0		3+1	
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	12.9 X 8.1 ft	Wood		
2	Dining room	23.6 X 15.9 ft	Wood		
2	Kitchen	12.6 X 12.6 ft	Ceramic	heated floors	
2	Powder room	3 X 5.2 ft	Ceramic	heated floors	
3	Primary bedroom	12.1 X 12.3 ft	Wood	walk-in	
3	ensuite bathroom	7.3 X 12.3 ft	Ceramic	double vanity	
3	Bedroom	15.8 X 12.7 ft	Wood		
3	ensuite bathroom	7.8 X 7.5 ft	Ceramic		
GF	Bedroom	14.8 X 10.6 ft	Wood		
GF	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	
<b>Additional Space</b>			<b>Size</b>		

Garage		13.11 X 20.10 ft	
<b>Features</b>			
<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>	Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Built-in, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Bordered by hedges, Fenced
<b>Heating System</b>	Hot water, Radiant	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	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
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Electric garage door opener, Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			
<b>Inclusions</b>			
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.			
<b>Exclusions</b>			
All furniture and belongings of the LESSEE			
<b>Remarks</b>			
Discover this charming 4-bedroom split-level home nestled on over 10,000 sq. ft. of land in the Beaurepaire 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.			
<b>Addendum</b>			
Please inquire with listing broker about occupancy and closing dates.			
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.			
<b>Sale with legal warranty of quality</b>			
<b>Seller's Declaration</b>	Yes SD-72595		

**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



Living room



Living room



Living room



Overall view





Dining room



Overall view



Dinette



Dinette



Kitchen



Kitchen



Kitchen



Kitchen



Overall view



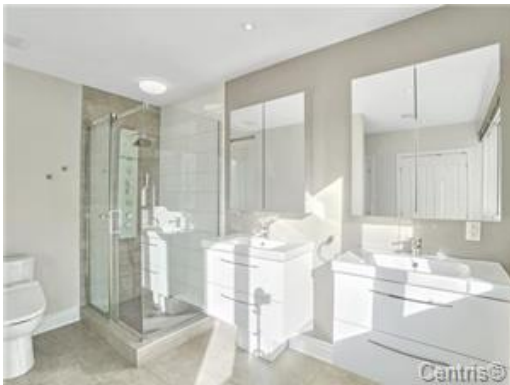
Powder room



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Ensuite bathroom



Bedroom