

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 15313150 (Active)



\$549,000

**157Z Rue Beacon
 Kirkland
 H9J 2E9**

Region Montréal
Neighbourhood South West
Near
Body of Water

Property Type	Two or more storey	Year Built	1975
Building Type	Attached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	3.3 X 3.3 ft irr	Trade possible	
Living Area	1,176.49 sqft	Cert. of Loc.	Yes (2020)
Building Area		File Number	
Lot Size		Occupancy	52 days PP/PR
Lot Area	2,499.59 sqft		Accepted
Cadastre	1994796, 1992932 , 1994685	Deed of Sale Signature	45 days PP/PR
			Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,304 (2024)	Common Exp. (\$519/month)	\$6,228
Lot	\$144,000	School	\$275 (2024)	Electricity	\$484
Building	\$252,800	Infrastructure		Oil	
		Water		Gas	
Total	\$396,800 (138.36%)	Total	\$2,579	Total	\$6,712

Room(s) and Additional Space(s)							
No. of Rooms	7			No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information			
GF	Living room	18 X 11 ft	Wood				
GF	Kitchen	10.7 X 11 ft	Wood				
GF	Dining room	9.10 X 11.5 ft	Wood	Patio door			
GF	Powder room	4 X 4.9 ft	Ceramic				
2	Primary bedroom	11.3 X 15.7 ft	Wood				
2	Bedroom	11.6 X 11.8 ft	Wood				
2	Bedroom	7.10 X 9.9 ft	Wood				
2	Bathroom	4.11 X 10.10 ft	Ceramic				
BA1	Playroom	10 X 22.10 ft	Laminate floor				
BA1	Storage	22.10 X 8.5 ft	Concrete	Laundry			

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	Inground
Roofing		Parkg (total)	Driveway (1)
Siding		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Hot water	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Basement (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted air conditioning, Intercom	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, dishwasher, microwave, washer, dryer, electric fireplace, light fixtures, window coverings, bookshelf in Living room

Exclusions

Remarks

Absolutely stunning completely renovated condo-townhouse. Open concept main level with newly renovated kitchen with quartz counters, all new engineered wood floors and renovated powder room . Upstairs features 3 good-sized bedrooms with new engineered wood floors and gorgeous new bathroom. Other features include: finished basement, all new windows, all new interior doors and mouldings, new A/C unit and private outdoor patio with new ceramic tiles. Excellent location! Walking distance to shops, restaurants, grocery store and public transportation. Easy access to highway 20 & 40. Condo features an outdoor pool and one exterior parking spot.

Addendum

** Condo fees include heating and hot water

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

Seller's Declaration

Yes SD-05350

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



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Living room



Living room



Living room



Dining room



Powder room



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Staircase



Playroom



Playroom



Storage



Balcony



Balcony



Exterior



Other