

ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
 http://royallepagevillage.com

Office : 514-694-2121
 Fax : 514-695-1869
 villagepc@royallepage.ca



Centris No. 15702398 (Active)



\$1,399,000

179 Av. Centennial
Beaconsfield
H9W 2J6

Region Montréal
Neighbourhood Sherwood (North West)
Near Kensington
Body of Water

| | | | |
|--------------------------|--------------------|---------------------------------|---------------------------|
| Property Type | Two or more storey | Year Built | 1967 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 30.3 X 54.6 ft irr | Reposess./Judicial auth. | No |
| Living Area | | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2022) |
| Lot Size | 96.7 X ft irr | File Number | |
| Lot Area | 9,319 sqft | Occupancy | 30 days PP/PR Accepted |
| Cadastre | 4247432 | Deed of Sale Signature | 30 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|-----------|-----------------------|----------------|--------------------------|---------|
| Year | 2022 | Municipal | \$7,118 (2022) | Common Exp. | |
| Lot | \$324,700 | School | \$815 (2022) | Electricity | \$2,093 |
| Building | \$513,900 | Infrastructure | | Oil | |
| | | Water | | Gas | \$2,690 |
| Total | \$838,600 | Total | \$7,933 | Total | \$4,783 |

| Room(s) and Additional Space(s) | | | | | | | | |
|---------------------------------|-----------------|-----------------|---|---|--|-----------------------------------|-----|--|
| No. of Rooms | 14 | | No. of Bedrooms (above ground + basement) | 4+1 | | No. of Bathrooms and Powder Rooms | 4+1 | |
| Level | Room | Size | Floor Covering | Additional Information | | | | |
| GF | Living room | 12.2 X 20 ft | Wood | | | | | |
| GF | Dining room | 10.5 X 15.8 ft | Wood | | | | | |
| GF | Kitchen | 18 X 11.10 ft | Ceramic | | | | | |
| GF | Family room | 18.6 X 10.9 ft | Wood | Fireplace-Stove. wood fireplace | | | | |
| GF | Powder room | 4.9 X 4.8 ft | Ceramic | | | | | |
| GF | Laundry room | 11.4 X 8.6 ft | Ceramic | Mudroom | | | | |
| 2 | Primary bedroom | 23.4 X 17.11 ft | Wood | Fireplace-Stove. heated floors/ gas fireplace | | | | |
| 2 | ensuite | 11.1 X 8.6 ft | Ceramic | heated floor | | | | |
| 2 | Bedroom | 10.5 X 14.7 ft | Wood | | | | | |
| 2 | Bedroom | 13 X 17.1 ft | Wood | | | | | |
| 2 | Bedroom | 13 X 10.9 ft | Wood | | | | | |

| | | | |
|-------------------------|----------|-----------------|----------------|
| 2 | Office | 10.6 X 12.11 ft | Wood |
| 2 | Bathroom | 7.2 X 7 ft | Ceramic |
| 2 | Bathroom | 7.4 X 8.6 ft | Ceramic |
| BA1 | Playroom | 11.8 X 18.2 ft | Wood |
| BA1 | Playroom | 14.2 X 22.7 ft | Laminate floor |
| BA1 | Bedroom | 11.11 X 9.10 ft | Laminate floor |
| BA1 | Bathroom | 6.9 X 6 ft | Ceramic |
| Additional Space | | | Size |
| Garage | | | 23.4 X 21.3 ft |

Features

| | | | |
|------------------------------------|--|--|---|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | Heated, Inground, saltwater |
| Roofing | Asphalt shingles | Parkg (total) | Driveway (4), Garage (2) |
| Siding | | Driveway | Double width or more, Paving stone |
| Windows | | Garage | Attached, Double width or more |
| Window Type | | Carport | |
| Energy/Heating | Electricity, Natural gas | Lot | |
| Heating System | Forced air | Topography | |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | Ensuite bathroom | Water (access) | |
| Washer/Dryer (installation) | off kitchen (1st level/Ground floor) | View | |
| Fireplace-Stove | Gas fireplace, Wood fireplace | Proximity | Bicycle path, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Equipment/Services | Central air conditioning, Electric garage door opener, Central heat pump | Energy efficiency | |
| Restrictions/Permissions | | | |

Inclusions

Fridge, stove, dishwasher, washer, dryer, fridge and freezer in garage, pool heater and accessories, hot tub, pool table and accessories, blinds, all light fixtures, two garage door openers and two remotes, gazebo, 2 sheds, fridge in master bedroom

Exclusions

Broker - Remarks

This bright and spacious home has been extended and renovated over the years. In 2009 a 2nd garage was added with a huge main bedroom extension featuring cathedral ceilings, gas fireplace, heated floors, ensuite bathroom and walk-in closet. There is also an open office space on the upper level, three more bedrooms and 2 more full bathrooms. The main floor was also renovated to create an open concept kitchen, dining room and family room. The gorgeous backyard features a heated, IG salt water pool, new composite deck and spa. The finished basement has a 5th bedroom, 4th bathroom and 2 large playroom areas. Located on a quiet crescent.

Addendum

- This property has a 3D VIRTUAL TOUR available.
- This property was pre-inspected, and a copy of the inspection report is available upon request.
- Offers to be submitted with a mortgage pre-approval or proof of funds.
- The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Sale with legal warranty

Seller's Declaration

Yes SD-00444

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



Interior



Staircase



Living room



Living room



Dining room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Laundry room



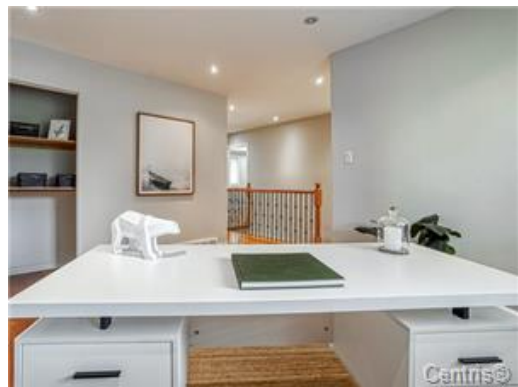
Interior



Office



Office



Office