

**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](mailto:villagepc@royallepage.ca)



**Centris No.** 16760930 (Active)



**\$1,199,000**

**601 Boul. Beaconsfield**  
**Beaconsfield**  
**H9W 5T2**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1973
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	53 X 24 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2005)
<b>Lot Size</b>	98 X 203 ft irr	<b>File Number</b>	
<b>Lot Area</b>	14,000 sqft	<b>Occupancy</b>	2023-09-30
<b>Cadastre</b>	1416570	<b>Deed of Sale Signature</b>	2023-09-25
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$8,895 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$556,000	<b>School</b>	\$1,068 (2023)	<b>Electricity</b>	\$1,701
<b>Building</b>	\$919,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$1,484
<b>Total</b>	\$1,475,800 (81.24%)	<b>Total</b>	\$9,963	<b>Total</b>	\$3,185

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	15	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.6 X 23 ft	Wood	Fireplace-Stove. Wood fireplace	
GF	Office	14.6 X 17.6 ft	Wood		
GF	Dining room	13.3 X 14.6 ft	Slate		
GF	Kitchen	17.6 X 15.1 ft	Wood	dinette	
GF	Family room	17.6 X 17.9 ft	Slate	Fireplace-Stove. Gas fireplace	
GF	Powder room	4.4 X 4.5 ft	Ceramic		
2	Primary bedroom	18.1 X 16.11 ft	Parquetry		
2	Ensuite bathroom	15.1 X 7.11 ft	Ceramic		
2	Bedroom	9.6 X 12.11 ft	Parquetry		
2	Bedroom	15.3 X 12.11 ft	Parquetry		
2	Bedroom	11.8 X 11.7 ft	Parquetry		
2	Bathroom	7.10 X 8 ft	Ceramic		
BA1	Playroom	27 X 20.10 ft	Carpet		
BA1	Bathroom	6.1 X 7 ft	Ceramic		

BA1	Laundry room	22.11 X 9.6 ft	Flexible floor coverings	sauna
<b>Additional Space</b>			<b>Size</b>	
Garage			23.8 X 23.3 ft	

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$18)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	Roof covering - 2017 (\$9,184)
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (6), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Built-in, Double width or more, Heated
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace, Wood fireplace	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Sauna, Alarm system, Central heat pump, Gas generator	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	

## Inclusions

all light fixtures, blinds, curtains & rods, dishwasher, stove, tv in fmr & bracket, alarm system, central vaccum+acc. built-in closet (smallest bdrm), bthrm acc. & mirrors, gar door opener/remotes, metal shelving & fridge in BSMNT, sauna, all pool equipment & acc. bench & shed

## Exclusions

refrigerator, chandelier in the dining room

## Broker - Remarks

Gorgeous 4-bedroom cottage with water views, located steps from Lac St. Louis in the south-west of Beaconsfield. This home sits on a 14,000 sq. ft. lot complete with concrete inground pool including a newly updated solar heating system. The property has been meticulously maintained by the long-time owners with several upgrades such as recent roof covering, gas generator, improved insulation and exterior siding, and several new window panes. Located near Beaurepaire Village, Beaconsfield Recreation Center, Christmas Park, St-Remi, and Beaconsfield High School.

## Addendum

All fireplaces and chimneys are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

A pre-listing building inspection report is available.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

The BUYER may choose the notary, but must be agreeable to the SELLER. Any notary located outside of the West Island must be able to accommodate a virtual signing.

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-38220

**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



Pool



Interior



Living room



Living room



Library



Library



Dining room





Dining room



Dinette



Kitchen



Kitchen



Kitchen



Dinette



Family room



Family room



Family room



Hall



Powder room



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom