

Catherine Broady, Residential and Commercial Real Estate Broker Catherine Broady Inc.

ROYAL LEPAGE VILLAGE, Real Estate Agency 263-C, boul. St-Jean

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Taxes (annual)

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Centris No. 16862585 (Active)





\$749,000

182 Av. Leeds Beaconsfield H9W 2H5

Region Montréal

Expenses/Energy (annual)

Neighbourhood Sherwood (North West)

Near

Body of Water

Property Type	Split-level	Year Built	1965
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	28 X 46 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size	70 X 100 ft	File Number	. ,
Lot Area	7,000 sqft	Occupancy	2025-06-13
Cadastre	1969814	Deed of Sale Signature	2025-06-13
Zoning	Residential	· ·	

Year Lot Building	2025 \$357,700 \$364,400	Municipal School Infrastructure Water	\$4,735 (2025) \$575 (2025)	Common Exp. Electricity Oil Gas	\$486 \$1,460
Total	\$722,100 (103.73%)	Total	\$5,310	Total	\$1,946

Room(s) and Additional Space(s)

Municipal Assessment

No. of Rooms	11 No. of Be	drooms (above grou	nd + basement) 4+0	No. of Bathrooms and Powder Rooms
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	13.7 X 15.1 ft	Wood	Fireplace-Stove. wood fireplace
GF	Dining room	9.10 X 14.10 ft	Wood	
GF	Kitchen	10.9 X 12.10 ft	Ceramic	granite counters
2	Primary bedroom	16 X 11 ft	Wood	
2	ensuite bathroom	7.2 X 4.4 ft	Ceramic	
2	Bedroom	10.11 X 8.3 ft	Wood	
2	Bedroom	14.6 X 9.6 ft	Wood	
2	Bedroom	8.10 X 9.6 ft	Wood	
2	Bathroom	4.11 X 8.8 ft	Ceramic	
GL	Family room	11.10 X 20.6 ft	Laminate floor	
GL	Powder room	4.3 X 5 ft	Ceramic	
GL	Laundry room	6.10 X 5 ft	Ceramic	
BA1	Storage	21 X 16.7 ft	Concrete	
Additional Space		Size		

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Garage 10.11 X 25.11 ft

Features

Window Type

Sewage System Municipality Rented Equip. (monthly) gas furnace (\$75)

Water Supply Municipality Renovations

Foundation Poured concrete Pool

Roofing Asphalt shingles Parkg (total) Driveway (2), Garage (1)

Siding Driveway Asphalt

Windows Garage Attached, Single width

Carport

Energy/Heating Natural gas Lot
Heating System Forced air Top

Heating System Forced air Topography
Basement 6 feet and more. Unfinished Distinctive F

Basement6 feet and more, UnfinishedDistinctive FeaturesBathroomEnsuite bathroomWater (access)

Washer/Dryer (installation) Garden level (1st level/Ground View

on lover (for love), creand

floor)

Fireplace-Stove Wood fireplace Proximity Bicycle path, Commuter train,

Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express

Métropolitain (REM)

Kitchen Cabinets Building's Distinctive

Features

Property/Unit Amenity Electric garage door opener Energy efficiency

Restrictions/Permissions Mobility impaired

accessible

Inclusions

Pets

Fridge, stove, dishwasher, microwave/vent, All light fixtures, blinds, electric garage door opener and 2 remotes, shelves in basement and garage, washer, dryer, freezer in basement

Exclusions

curtains and rods

Remarks

Bright and spacious 4-level split on a quiet street! This 4-bedroom, 2.5-bathroom home features hardwood floors on two levels, a cozy wood-burning fireplace in the living room, and an updated kitchen with granite counters. The layout offers space and flexibility for growing families. Enjoy a good-sized backyard, single garage, and proximity to parks, schools, public transit, and highways. A sunny, welcoming home in a great location!

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at the risk and peril of the buyer

Seller's Declaration Yes SD-61371

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



Living room



Living room



Dining room



Frontage



Living room



Living room



Dining room



Kitchen



Kitchen



Family room



Powder room



Kitchen



Kitcher



Family room



Laundry room



Staircase



Primary bedroom



Ensuite bathroom



Bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom