



Catherine Broady, Residential and Commercial Real Estate Broker
Catherine Broady Inc.
ROYAL LEPAGE VILLAGE, Real Estate Agency
263-C, boul. St-Jean
Pointe-Claire (QC) H9R 3J1
<http://www.teambroady.ca>

514-891-3033 / 514-694-2121
Fax : 1-855-947-4757
cbroady@royallepage.ca



Centris No. 16862585 (Active)



\$749,000

182 Av. Leeds
Beaconsfield
H9W 2H5

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

Property Type	Split-level
Building Type	Detached
Intergenerational	
Building Size	28 X 46 ft
Living Area	
Building Area	
Lot Size	70 X 100 ft
Lot Area	7,000 sqft
Cadastre	1969814
Zoning	Residential

Year Built	1965
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	No
Trade possible	
Cert. of Loc.	Yes (2024)
File Number	
Occupancy	2025-06-13
Deed of Sale Signature	2025-06-13

Municipal Assessment

Year	2025
Lot	\$357,700
Building	\$364,400

Taxes (annual)

Municipal	\$4,735 (2025)
School	\$575 (2025)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp.	
Electricity	\$486
Oil	
Gas	\$1,460

Total	\$722,100 (103.73%)	Total	\$5,310	Total	\$1,946
--------------	---------------------	--------------	---------	--------------	---------

Room(s) and Additional Space(s)

No. of Rooms	11	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
---------------------	----	--	-----	--	-----

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
-------------------------	-------------



Frontage



Frontage



Living room



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Laundry room



Staircase



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom