

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
village@royallepage.ca



Centris No. 16989353 (Active)



\$849,000

407 Fletchers Road
Beaconsfield
H9W 1V2

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

Property Type	Two or more storey	Year Built	1972
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	31 X 28 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	1,408 sqft	Cert. of Loc.	Yes (2003)
Lot Size	80 X 100 ft	File Number	
Lot Area	8,012 sqft	Occupancy	45 days PP/PR Accepted
Cadastre	1418410	Deed of Sale Signature	45 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$4,789 (2020)	Common Exp.	
Lot	\$279,200	School	\$578 (2020)	Electricity	\$2,826
Building	\$401,500	Infrastructure		Oil	
		Water	\$40 (2020)	Gas	
		Garbages	\$165 (2020)		
Total	\$680,700	Total	\$5,572	Total	\$2,826

Room(s) and Additional Space(s)				
No. of Rooms	14	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms 2+1
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	18.6 X 12 ft	Wood	
GF	Dining room	14.3 X 10 ft	Wood	
GF	Family room	17.8 X 10.4 ft	Wood	
GF	Kitchen	15 X 11.8 ft	Ceramic	
GF	Laundry room	12.8 X 5.6 ft	Ceramic	
GF	Powder room	5.6 X 5 ft	Ceramic	
2	Master bedroom	15.2 X 12.6 ft	Wood	
2	Ensuite bathroom	7.8 X 5.10 ft	Ceramic	
2	Bedroom	11.9 X 10.6 ft	Wood	
2	Bedroom	14 X 9.6 ft	Wood	
2	Bedroom	12.7 X 10.3 ft	Wood	
2	Bathroom	7.10 X 7.9 ft	Ceramic	

BA1	Playroom	26.3 X 13.6 ft irr	Carpet
BA1	Workshop	12 X 17 ft	Concrete
Additional Space			Size
Garage			20 X 18 ft

Features

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

Inclusions

all window coverings, all light fixtures, all bthrm & mirrors, refrigerator, dishwasher, stove, microwave, washer, dryer, gas fireplace, hot water tank, central vacuum + accessories, 1 garage door opener w/remote control, all pool equipment + accessories. *blinds in kitchen are not functioning well.

Exclusions

Broker - Remarks

Beautifully maintained & updated 4 bdrm, 2+1 bathrm executive cottage in the heart of Sherwood. Features quality finishes and bright spacious rooms. Renovated kitchen with centre-island. Located on a quiet street, in a AAA location. Dream backyard with in-ground pool, and unistone patio.

Addendum

This home has undergone a pre-listing building inspection. The report from this inspection is available and forms an integral part of the Seller's Declarations.

At the Seller's request, visits to the property shall commence as of Saturday, September 26, 2020.

The Seller request that in the event there are one or more offers submitted on the immovable during the first week on the market, that they be given a reasonable delay to respond. Therefore, the Seller shall not respond to any offers before Tuesday, September 29th, 2020.

This is to allow all potential buyers and collaborating brokers a fair chance to visits the property and submit offers .

Deadline to submit offers: 18h00 Monday, September 28th, 2020.

All offers must be left open until 21h00 on Tuesday, September 29th, 2020.

The Seller reserves the right to respond to any offer at any time .

A new Certificate of Location has been ordered, but will not be ready before November 3rd, 2020. Therefore, the Buyer must accept the current certificate "as is" and shall assume any added costs or risks involved.

Notary may be chosen by the Buyer, but signing must take place in the West Island or electronically . Any related travel costs will be at the sole expense of the Buyer.

Sale with legal warranty

Seller's Declaration

Yes SD-30328

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



Living room



Living room



Dining room



Hall



Family room



Family room



Kitchen



Dinette



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Laundry room



Powder room



Staircase



Master bedroom



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom