

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 18001089 (Active)



\$749,000

75 Av. Elm, apt. 5
Beaconsfield
H9W 6C6

Region Montréal
Neighbourhood Beacon Hill (North East)
Near
Body of Water

Property Type	House	Year Built	1988
Style	Two or more storey	Expected Delivery Date	No
Condominium Type	Divided	Specifications	No
Year of Conversion		Declaration of co-ownership Issued	Yes (1988)
Building Type	Semi-detached	Published to RFQ	No
Floor		Special Contribution	No
Total Number of Floors		Meeting Minutes	No
Total Number of Units		Financial Statements	No
Private Portion Size		Building Rules	Yes
Plan Priv. Portion Area	2,696.36 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	No
Lot Size		Maintenance log	No
Lot Area	2,903 sqft	Co-ownership insurance	Yes (2023)
Cadastre of Private Portion	2425755	Contingency fund study	No
Cadastre of Common Portions	2425991	Cert. of Loc. (divided part)	Yes (2019)
Trade possible		File Number	
Zoning	Residential	Occupancy	67 days PP/PR Accepted
		Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$3,521 (2023)	Condo Fees (\$300/month)	\$3,600
Lot	\$178,000	School	\$375 (2023)	Common Exp.	
Building	\$381,100	Infrastructure		Electricity	\$1,540
		Water		Oil	
				Gas	
Total	\$559,100 (133.97%)	Total	\$3,896	Total	\$5,140

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.5 X 16.7 ft	Wood	Fireplace-Stove.	
GF	Dining room	18.7 X 12.4 ft	Wood		
GF	Kitchen	23 X 10.9 ft	Ceramic	dinette	

GF	Powder room	3.2 X 8.2 ft	Ceramic	
2	Primary bedroom	15.5 X 14.1 ft	Wood	walk-in
2	Ensuite	7.9 X 14.1 ft	Ceramic	separate shower
2	Bedroom	12.4 X 13.2 ft	Wood	
2	Bedroom	10.10 X 12.1 ft	Wood	
2	Bathroom	9 X 5.8 ft	Ceramic	
BA1	Playroom	16.5 X 22.5 ft	Flexible floor coverings	
BA1	Playroom	12.9 X 16.3 ft	Flexible floor coverings	
BA1	Laundry room	10 X 8.7 ft	Ceramic	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Garage (2)
Heating System	Forced air	Driveway	
Basement	6 feet and more, Finished basement	Garage	Attached
Bathroom	Ensuite bathroom, Separate shower	Carport	
Washer/Dryer (installation)	basement (Basement 1)	Lot	
Fireplace-Stove	Wood fireplace	Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	View	
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Energy efficiency		Roofing	Asphalt shingles
Mobility impaired accessible			

Inclusions

All light fixtures, all window coverings, dishwasher, two garage door openers, alarm system, hood vent, bar stools, central vac. and accessories

Exclusions

Broker - Remarks

Bright & spacious semi-detached condo situated in a fabulous location. Walking distance to school, community pool, park, shops, commuter train and bus. Easy access to highway. Main floor features beautifully renovated kitchen with granite counters, updated powder room & LVR & DNR with hardwood floors. 2nd level features new hardwood floors, 3 good sized bedrooms, ensuite bathroom with soaker tub & separate shower. Basement has high ceilings and has been recently renovated w/ separate laundry room, rough-in for a 3rd bathroom & access to garage with 2 indoor parking spaces. Backyard has high cedar hedges & newly installed 2 tier unistone patio

Addendum

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.

Sale with legal warranty

Seller's Declaration

Yes SD-18413

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



Hall



Powder room



Living room



Living room



Living room



Dining room



Dining room



Dinette



Dinette



Dinette



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom