



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 : 514-695-1869
 cbroady@royallepage.ca



Centris No. 18911055 (Active)



\$1,998,000

195 Rue Sidney-Cunningham
Beaconsfield
H9W 6E3

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

Property Type	Two or more storey	Year Built	1992
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	55 X 33 ft irr	Trade possible	
Living Area		Cert. of Loc.	Yes (2020)
Building Area		File Number	
Lot Size	80 X 85 ft irr	Occupancy	30 days PP/PR
Lot Area	12,030 sqft		Accepted
Cadastre	1418027	Deed of Sale Signature	30 days PP/PR
			Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$10,173 (2024)	Common Exp.	
Lot	\$579,500	School	\$1,288 (2024)	Electricity	\$5,352
Building	\$1,057,700	Infrastructure		Oil	
		Water		Gas	
Total	\$1,637,200 (122.04%)	Total	\$11,461	Total	\$5,352

Room(s) and Additional Space(s)					
No. of Rooms	19	No. of Bedrooms (above ground + basement)	5+1	No. of Bathrooms and Powder Rooms	4+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.3 X 17.11 ft	Wood	Fireplace-Stove.	
GF	Dining room	18.5 X 16.5 ft	Wood		
GF	Kitchen	13.10 X 13.11 ft	Ceramic	granite counters	
GF	Family room	34.7 X 15.2 ft	Wood	Fireplace-Stove.	
GF	Dinette	14.7 X 14 ft	Ceramic		
GF	Solarium/Sunroom	11.6 X 10.11 ft	Ceramic		
GF	Laundry room	8.4 X 12.10 ft	Ceramic		
GF	Powder room	6.11 X 5.2 ft	Granite		
2	Primary bedroom	17.1 X 17.2 ft	Carpet	walk-in	
2	Office	16.8 X 11.5 ft	Carpet	Fireplace-Stove. off primary bedroom	
2	ensuite	15.2 X 13.10 ft	Ceramic	separate shower	
2	Bedroom	14.2 X 17.1 ft	Carpet		

2	Bathroom	5.5 X 7.11 ft	Ceramic	Jack & Jill
2	Bedroom	12.7 X 12.3 ft	Carpet	
2	Bedroom	15.8 X 11.8 ft	Carpet	
2	Bedroom	14.7 X 17.3 ft	Parquetry	
2	Bathroom	7.6 X 7.11 ft	Ceramic	separate shower
BA1	Playroom	30 X 15 ft	Carpet	
BA1	Bedroom	11.1 X 13.3 ft	Carpet	
BA1	Bathroom	8.5 X 5.7 ft	Ceramic	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (6), Garage (3)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Bidet, Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Alpine skiing, Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Bosch dishwasher, Gaggenau cooktop, 2 Thermador wall ovens, range hood, Samsung washer and dryer, central vacuum and accessories, lighting fixtures(excl.), window coverings, accessories and pool heat pump, 3 garage door openers,Sub-Zero refrigerator (freezer door does not close properly)

Exclusions

light fixture in primary bedroom

Remarks

This spacious home is perfect for a large family. It features 5 + 2 bedrooms, 4 1/2 bathrooms, large formal living room, vast family room and solarium, kitchen with dinette and main floor laundry/mud room which leads to the 3 car garage. Large windows allow for plenty of natural light. Beautiful and private south facing fenced yard of over 12,000 sf was recently redesigned with newer concrete pool and waterfall with mosaic detail, glass fencing around deck and pool and stone patio offering a great entertaining space. Located within walking distance to the Beaufort train station and easy access to highway 20.

Addendum

Recent updates include:

2017: new asphalt shingle roof

2017: new patio door and 4 windows replaced (Fenêtres Magistral);

2017: new natural stone patio;

2018: installation of a new saltwater concrete pool with mosaic details, cement curtain with waterfall and LED lighting;

2019: landscaping redone in the backyard;

- There are 2 electric furnaces, one of which was changed in 2022;

- There are 2 hot water tanks.

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

-Pre- listing building inspection report is available.

-All offers must be submitted with an up to date letter of mortgage pre-qualification or proof of funds.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-44235

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



Family room



Family room



Solarium/Sunroom



Dinette



Kitchen



Kitchen



Dining room



Living room



Laundry room



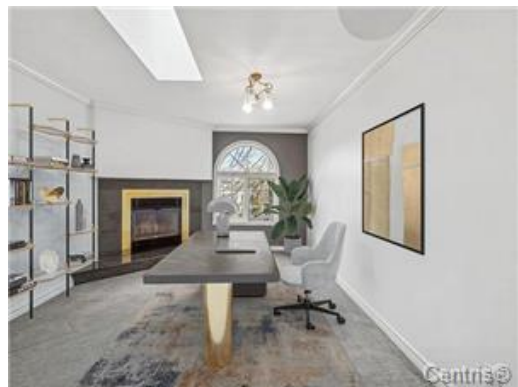
Powder room



Staircase



Primary bedroom



Office



Ensuite bathroom



Bedroom



Bathroom



Bedroom



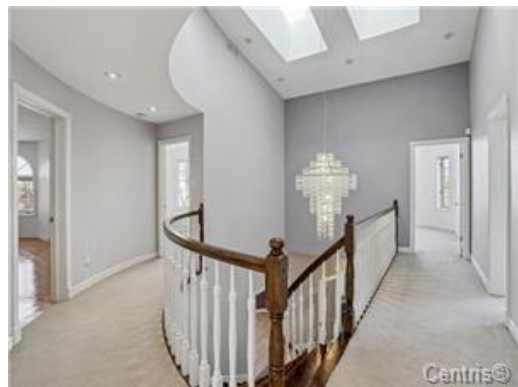
Bedroom



Bedroom



Bathroom



Hall