



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. 18912944 (Active)



\$1,189,000

**76 Place Avondale
 Beaconsfield
 H9W 5L5**

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Two or more storey	Year Built	1956
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	36.4 X 46.2 ft	Trade possible	
Living Area		Cert. of Loc.	Yes (2023)
Building Area		File Number	
Lot Size	102.3 X 124.8 ft irr	Occupancy	30 days PP/PR Accepted
Lot Area	12,151 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	2424952		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$6,757 (2023)	Common Exp.	
Lot	\$487,700	School	\$859 (2023)	Electricity	\$4,769
Building	\$661,800	Infrastructure		Oil	
		Water		Gas	
Total	\$1,149,500 (103.44%)	Total	\$7,616	Total	\$4,769

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.7 X 25.7 ft	Wood	Fireplace-Stove. Gas Fireplace	
GF	Dining room	13.4 X 11.8 ft	Wood		
GF	Family room	11.3 X 17.3 ft	Wood		
GF	Kitchen	20.1 X 16.3 ft	Ceramic	gas stove	
GF	Office	12 X 10.3 ft	Wood	or bedroom	
GF	Powder room	7.4 X 4.4 ft	Ceramic		
2	Primary bedroom	25 X 17.4 ft	Wood	walk-in	
2	ensuite	13.7 X 9.5 ft	Ceramic	heated floors	
2	Bedroom	10.8 X 15.1 ft	Wood		
2	Bedroom	12.1 X 13.2 ft	Wood		
2	Bathroom	9.2 X 6.6 ft	Ceramic		
BA1	Playroom	31.8 X 22.5 ft irr	Carpet	Fireplace-Stove.	

BA1	Playroom	16.1 X 31.8 ft	Concrete	outdoor entrance
BA1	Bathroom	10.9 X 8.4 ft	Ceramic	washer/dryer

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$18)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground, Salt water
Roofing	Asphalt shingles	Parkg (total)	Driveway (5)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units, Forced air	Topography	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Wall-mounted air conditioning, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Fridge, gas stove, dishwasher, washer, dryer, blinds, light fixtures and ceiling fans, alarm system, pool accessories (except robot), irrigation system

Exclusions

Curtains and rods, portable hot tub, 2 projectors and screen , pool robot, Tesla charger

Broker - Remarks

Absolutely one-of-a-kind home, tucked away in a private, corner lot surrounded by trees. This home has been extensively renovated & extended with an exceptional open concept kitchen featuring gas stove and stunning polished concrete counters. The dining room and family room feature a full wall of windows where the sun pours in, looking over the large, professionally landscaped backyard with in-ground, salt water pool. Extremely desirable location! Walking distance to Pointe Claire Village, Beaconsfield Yacht Club and Golf Course, Brairwood Park featuring new splash pad. Easy access to highway. Walking distance to shops & public transportation

Addendum

Other features and updates include:

- Convenient main floor office or 4th bedroom
- Spacious front Living room with new gas fireplace
- Large mudroom right off the side entrance
- Possibility to add a garage on the north side of the property(Buyer to verify with the city)
- Spacious primary bedroom suite with large walk-in closet and ensuite bathroom with heated floors, separate shower and soaker tub
- Newly finished basement with 3rd full bathroom with laundry, playroom with wood stove and 2 murphy beds and large semi-finished games room with exterior entrance
- Open concept kitchen with polished concrete counters, gas stove, large island with 2nd sink and bar seating
- Open concept Dining room and Family room looking out over the backyard
- Professionally landscaped backyard with heated, in-ground salt water pool with uni-stone surround, large wooden deck and

cabana for extra storage and irrigation system

Tucked away in the corner of a very quiet street. Walking distance to the lake, Pointe Claire Village, Beaconsfield Yacht Club, Beaconsfield Golf Course, shops and restaurants, gym, bus, commuter train, Briarwood Park with new splash pad, École Primaire Beaconsfield and St. Edmund Elementary school.

This property has a 3-D VIRTUAL TOUR and floor plans available.

A pre-listing building inspection report is available upon request.

Fireplace, wood stove & chimneys are sold "as is" with no guarantees with respect to their compliance with current fire-safety codes and regulations.

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-26332

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.



Backyard



Frontage



Aerial photo



Hall



Living room



Living room



Overall view



Interior



Other



Family room



Kitchen



Kitchen



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



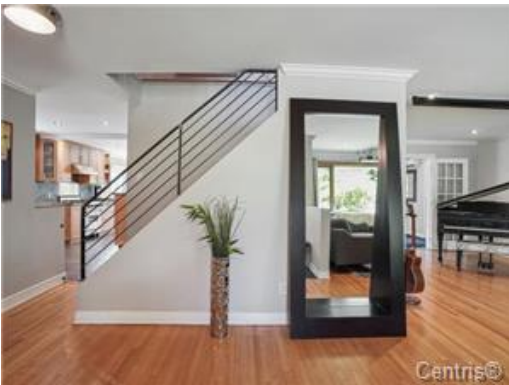
Kitchen



Office



Powder room



Hall



Primary bedroom



Primary bedroom



Walk-in closet