

**ROYAL LEPAGE VILLAGE**  
Real Estate Agency  
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**Centris No.** 19076993 (Active)



**\$545,000**

**92 Av. St. Louis**  
**Beaconsfield**  
**H9W 4Y1**

**Region** Montréal  
**Neighbourhood** Beaurepaire (South West)  
**Near**  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1965
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	28 X 43 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2020)
<b>Lot Size</b>	62 X 115 ft	<b>File Number</b>	
<b>Lot Area</b>	7,188 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1417752	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2020	<b>Municipal</b>	\$3,027 (2020)	<b>Common Exp.</b>	
<b>Lot</b>	\$200,300	<b>School</b>	\$453 (2020)	<b>Electricity</b>	\$1,868
<b>Building</b>	\$200,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$147 (2019)	<b>Gas</b>	
<b>Total</b>	\$401,200	<b>Total</b>	\$3,627	<b>Total</b>	\$1,868

### Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
11		2+1		2+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.3 X 18 ft	Wood	Fireplace-Stove. wood stove	
GF	Dining room	12 X 9.10 ft	Wood		
GF	Kitchen	10.8 X 11.4 ft	Wood		
GF	Master bedroom	12.3 X 10.4 ft	Wood		
GF	Bedroom	9.8 X 11.6 ft	Wood		
GF	Bedroom	12.1 X 10.4 ft	Wood		
GF	Bathroom	7.4 X 8.5 ft	Ceramic	heated floor	
BA1	Playroom	12.10 X 27 ft	Laminate floor		
BA1	Bedroom	13.10 X 9.6 ft	Laminate floor		
BA1	Bathroom	7.6 X 4.7 ft	Laminate floor		
BA1	Laundry room	9 X 9 ft	Laminate floor		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	Electricity - 2003, Bathroom - 2007
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Above-ground, Heated
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (3)
<b>Siding</b>	Brick, Concrete, Stone, Vinyl	<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units, Forced air, Radiant	<b>Topography</b>	
<b>Basement</b>	Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, University
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>		<b>Energy efficiency</b>	

## Inclusions

All light fixtures, dishwasher, shed, above ground pool + equipment & accessories - including heater, charging station for electric cars, blinds, curtains & rods

## Exclusions

## Broker - Remarks

Immaculate 3 bdr bungalow in Beaurepaire. This spotless home boasts hardwood floors, open concept kitchen, main-flr bthrm with heated tiles and glass shower. It sits on a spacious lot with a heated above-ground pool and a superb screened-in back porch. Walking distance to restaurants, Lac St. Louis, train, schools, parks, community pool, and more!

## Addendum

Sale with legal warranty of quality.

Conditions for visits: Written financing pre-approval & COVID forms.

This property was pre-inspected, and a copy of the inspection report is available upon request.

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

At the request of the Seller - all offers to purchase submitted during the first week must be left open until 9:00 p.m. on Tuesday, June 16, 2020. This will allow all potential buyers and collaborating brokers to have a fair chance to submit offers, and to give the property sufficient exposure to the market.

The Buyer has the right to choose the notary, but the signing must take place in the West Island. Any expenses relating to travel shall be at the sole expense of the Buyer.

<b>Sale with legal warranty</b>
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<b>Seller's Declaration</b>
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Yes SD-93309
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<b>Source</b>
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ROYAL LEPAGE VILLAGE, Real Estate Agency
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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.
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Exterior



Backyard



Exterior



Hall



Staircase



Living room



Living room



Living room





Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Hall



Master bedroom



Master bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom