



Mark Broady, Residential and Commercial Real Estate Broker
MARK BROADY INC.
ROYAL LEPAGE VILLAGE, Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<http://www.teambroady.ca>

514-991-3937 / 514-694-2121
 Fax : 1-855-947-4757
mbroady@royallepage.ca



Centris No. 19564228 **(Active)**

[See all pictures](#)



\$995,000

96 Av. Woodland
Beaconsfield
H9W 4W1
Region Montréal
Neighbourhood Beaurepaire (South West)
Near
Body of Water

Property Type	Split-level	Year Built	1959
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	46.5 X 29 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	1,336 sqft	Cert. of Loc.	Yes (2026)
Lot Size	100 X 240 ft	File Number	
Lot Area	24,000 sqft	Occupancy	30 days PP/PR
Cadastre	1417398		Accepted
Zoning	Residential	Deed of Sale Signature	30 days PP/PR
			Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$5,450 (2026)	Common Exp.	
Lot	\$613,200	School	\$635 (2026)	Electricity	\$1,210
Building	\$242,900	Infrastructure		Oil	\$990
		Water	\$194 (2025)	Gas	
Total	\$856,100 (116.22%)	Total	\$6,279	Total	\$2,200

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
11		5+0		1+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.5 X 12.8 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Dining room	10 X 10.1 ft	Wood		
GF	Kitchen	14.2 X 10.1 ft	Laminate floor		
2	Bedroom	10.8 X 13.6 ft	Wood		
2	Bedroom	9.10 X 10.4 ft	Wood		
2	Bedroom	10.8 X 10.11 ft	Wood		
2	Bathroom	5.10 X 7.9 ft	Tiles		
GL	Bedroom	10.10 X 9.6 ft	Carpet		
GL	Bedroom	8.2 X 12.5 ft	Carpet	family room	
GL	Powder room	4.4 X 7.7 ft	Tiles		
BA1	Playroom	27.3 X 13.9 ft	Flexible floor coverings		

Additional Space		Size	
Garage		10.8 X 17.2 ft	
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			
Inclusions			
Everything left in the house			
Exclusions			
Remarks			
Rare opportunity to secure a premium 24,000 sq. ft. lot (100' x 240') in one of Beaconsfield South's most coveted neighbourhoods. Surrounded by luxury custom homes and just moments from Lac Saint-Louis, parks, schools, the train and Beaurepaire Village amenities, this exceptional property offers outstanding potential . Whether you envision an extensive renovation or the construction of a spectacular custom residence, this is a truly exceptional offer.			
Addendum			
Set on an extraordinary 24,000 sq. ft. property in the heart of Beaconsfield South, this is an opportunity to create something truly exceptional on one of the area's most coveted streets.			
Woodland Avenue is known for its impressive properties, mature trees and generous setbacks, creating a sense of space, privacy and character that is increasingly difficult to find . Over the years, many of the street's original homes have been transformed or replaced with striking new residences, adding to the prestige of this beautiful neighbourhood while preserving the natural surroundings that make it so special.			
The existing split-level home, built in 1959, offers 5 bedrooms, including one currently used as a den, 1 full bathroom and 1 powder room. Largely original, it presents an exciting opportunity for someone with vision: renovate and reimagine the existing home, expand it to suit your lifestyle, or explore the possibility of creating an entirely new custom residence designed for the way you want to live.			
The remarkable scale of the property opens the door to so many possibilities. Envision expansive outdoor living spaces, beautiful gardens, a pool and more, all surrounded by mature trees and the established character of Woodland Avenue . There is room here to create not simply a home, but a private retreat designed entirely around your lifestyle.			
And the lifestyle is just as compelling. Enjoy being close to Lac Saint-Louis, beautiful parks, excellent schools and			

Beaurepaire Village, with convenient access to the commuter train, buses and major highways.

Whether your vision is to transform the existing home or start fresh and build something entirely your own, this is a rare opportunity to create a one-of-a-kind residence in an established neighbourhood where exceptional homes are meant to be enjoyed for generations.

The BUYER may select the acting notary, subject to the SELLER's approval.

All offers must include an irrevocable deadline period of no less than forty-eight (48) hours.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at the BUYER's risk and peril.

Seller's Declaration

Yes SD-06636

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.



Land/Lot



Frontage



Back facade



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Staircase



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Hall



Staircase



Bedroom



Bedroom



Powder room



Hall