

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 19979509 (Active)



\$949,000

574 Chester Road
Beaconsfield
H9W 3K1

Region Montréal
Neighbourhood Beaugrepaire (South West)
Near Brentwood
Body of Water

Property Type	Bungalow	Year Built	1962
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	25 X 59 ft irr	Reposess./Judicial auth.	No
Living Area	1,575 sqft	Trade possible	
Building Area	1,763 sqft	Cert. of Loc.	Yes (2016)
Lot Size	97 X 101 ft	File Number	
Lot Area	9,969 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1416653	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$4,685 (2022)	Common Exp.	
Lot	\$250,100	School	\$572 (2022)	Electricity	\$1,550
Building	\$333,100	Infrastructure		Oil	\$1,620
		Water		Gas	
				Propane	\$160
Total	\$583,200	Total	\$5,257	Total	\$3,330

Room(s) and Additional Space(s)					
No. of Rooms	14		No. of Bedrooms (above ground + basement)	3+1	
			No. of Bathrooms and Powder Rooms	3+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.4 X 13.7 ft	Wood		
GF	Dining room	14 X 16.5 ft	Wood		
GF	Kitchen	8.6 X 17.4 ft	Wood		
GF	Dinette	8.5 X 17.10 ft	Wood		
GF	Primary bedroom	11.7 X 15.10 ft	Wood		
GF	ensuite	4.6 X 9.2 ft	Ceramic		
GF	Bedroom	10.10 X 9.1 ft	Wood		
GF	Bedroom	9.3 X 12.3 ft	Wood		
GF	Bathroom	5.1 X 9.1 ft	Ceramic		
BA1	Playroom	18.7 X 25.5 ft	Carpet		
BA1	Playroom	16.3 X 12.4 ft	Carpet		
BA1	Bedroom	10.10 X 12 ft	Carpet		

BA1	Bathroom	5.3 X 8.11 ft	Ceramic
BA1	Laundry room	10.9 X 7.6 ft	Ceramic
Additional Space			Size
Storage room			10.10 X 12.2 ft
Garage			10.9 X 13 ft

Features			
Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$5)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached
Window Type		Carpport	
Energy/Heating	Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions
all light fixtures, all window coverings, dishwasher, fridge, stove, microwave, washer, dryer, patio furniture, barbecue, fridge in garage, tv with wall-mount bracket in basement, garage door opener with 2 remotes.

Exclusions
4 blue chairs in backyard

Broker - Remarks
Incredible 3+1 bdrm bungalow in Beaconsfield South-West. Located on a quiet, kid-friendly street with a spacious, pool-sized backyard and southern exposure. The main floor has been completely opened up and features new hardwood flooring, LED lighting, and a back extension with patio door access to the backyard. The chef's kitchen has a large center island with bar seating, quartz counters and a gas stove. The primary bdrm has a renovated ensuite bthrm, and the family bthrm with double sinks is perfect for kids. The bsmnt is newly renovated with a +1 bdrm and a 3rd full bthrm. The single garage was converted to make a large mudroom.

Addendum
-Visits start as of Saturday July 30, 2022.

-Pre-listing inspection report available

-A new Certificate of Location was ordered

-Sale without legal warranty of quality, at the buyer's risk and peril

-Notary must be approved by the SELLER.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-04220

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



Interior



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Basement