

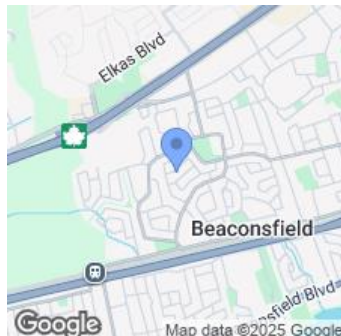


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Centris No. 20125607 **(Active)**



\$1,045,000

218 Av. Loxley
Beaconsfield
H9W 1X1

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

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size 54 X 45 ft
Living Area
Building Area 1,535 sqft
Lot Size 75 X 100 ft
Lot Area 7,500 sqft

Cadastre 1969921

Zoning Residential

Year Built 1967
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. Yes (2015)
File Number
Occupancy 90 days PP/PR
Accepted
Deed of Sale Signature 90 days PP/PR
Accepted

Municipal Assessment

Year 2025
Lot \$383,200
Building \$571,200

Taxes (annual)

Municipal \$6,233 (2025)
School \$766 (2025)
Infrastructure
Water \$454 (2024)

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas \$793

Total \$954,400 (109.49%) **Total** \$7,453 **Total** \$793

Room(s) and Additional Space(s)

No. of Rooms 16 **No. of Bedrooms (above ground + basement)** 4+1 **No. of Bathrooms and Powder Rooms** 3+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	13 X 22.5 ft	Wood	
GF	Dining room	12.3 X 13.1 ft	Wood	
GF	Kitchen	12 X 9.1 ft	Ceramic	dinette
GF	Family room	17.9 X 12.2 ft	Wood	
GF	Solarium/Sunroom	11.3 X 21.7 ft	Ceramic	
GF	Powder room	6.2 X 2.11 ft	Ceramic	
GF	Laundry room	8.6 X 5.10 ft	Ceramic	
2	Primary bedroom	18.8 X 13.6 ft	Wood	walk-in
2	ensuite bathroom	5.4 X 5.8 ft	Ceramic	
2	Bedroom	13.4 X 12.2 ft	Wood	
2	Bedroom	13.5 X 11.4 ft	Wood	
2	Bedroom	9.11 X 23.9 ft	Wood	

2	Bathroom	9.1 X 8 ft	Ceramic
BA1	Playroom	19.2 X 22.4 ft	Carpet
BA1	Bedroom	9.11 X 17.2 ft	Carpet
BA1	Bathroom	6.6 X 2.11 ft	Ceramic
Additional Space			Size
Garage			20.8 X 22.6 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Natural gas	Lot	Bordered by hedges
Heating System	Forced air	Topography	
Basement	Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	main level (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
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

all light fixtures, all window coverings, dishwasher, microwave hood vent, exterior tv & bracket (back porch), built-in mini fridge in solarium, garage door opener + remote, central vac & accessories, hot water tank, cabinets in furnace room, built-in shelving unit in 2nd floor bedroom

Exclusions

fridge, stove

Remarks

Located on one of Sherwood's most sought-after streets, 218 Loxley is a classic Canadiana-style cottage with 4+1 bedrooms and a 2-car garage. The sunken family room with gas fireplace flows seamlessly into a bright 4-season solarium, ideal for relaxing or entertaining. Step outside to a spacious deck and well-sized backyard. Upstairs, the primary bedroom impresses with high cathedral ceilings and its own gas fireplace. The finished basement adds a 5th bedroom, and a third full bathroom. A rare opportunity in a prime location.

Addendum

This home has been pre-inspected. The inspection report is available upon request.

A new certificate of location has been ordered, expected delivery June 1st, 2025. Any requirement for title insurance shall be at the BUYER's expense.

The basement bedroom may require a new window in order to meet egress requirements.

The fireplaces and chimneys are sold "as is" without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

The BUYER may choose the notary, but the notary must be agreeable to the SELLER. The signing must take place in the West Island.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-67633

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



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Dinette



Family room



Family room



Solarium/Sunroom



Solarium/Sunroom



Powder room



Laundry room



Staircase



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom