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**Centris No.** 20349737 (Active)



**\$979,000**

**335 Rue Berwick**  
**Beaconsfield**  
**H9W 1B8**

**Region** Montréal  
**Neighbourhood** Beacon Hill (North East)  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1964
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	25 X 56 ft	<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	Yes (2024)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	77 X 100 ft	<b>Occupancy</b>	50 days PP/PR
<b>Lot Area</b>	7,701 sqft		Accepted
<b>Cadastre</b>	2424822	<b>Deed of Sale Signature</b>	45 days PP/PR
			Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$5,972 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$368,400	<b>School</b>	\$770 (2024)	<b>Electricity</b>	\$2,669
<b>Building</b>	\$575,600	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$944,000 (103.71%)	<b>Total</b>	\$6,742	<b>Total</b>	\$2,669

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	14	No. of Bedrooms (above ground + basement)	5+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.10 X 24 ft	Wood	Fireplace-Stove. propane fireplace	
GF	Kitchen	17.4 X 12.2 ft	Tiles		
GF	Dinette	11.5 X 13 ft	Tiles		
GF	Dining room	11.2 X 20.2 ft	Wood		
GF	Powder room	5.8 X 4.3 ft	Ceramic		
GF	Laundry room	11.1 X 10.2 ft	Tiles		
2	Primary bedroom	12 X 18.7 ft	Wood	walk-in	
2	ensuite	11.5 X 5.4 ft	Ceramic		
2	Bedroom	10.5 X 10.1 ft	Wood		
2	Bedroom	12 X 12.2 ft	Wood		
2	Bedroom	12 X 9.11 ft	Wood		
2	Bedroom	10.5 X 10.1 ft	Wood		

2	Bathroom	9 X 6.4 ft	Ceramic	separate tub & shower
BA1	Playroom	20.11 X 25.4 ft	Carpet	

### Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Propane tank (\$14)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (2), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	off the kitchen (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Air exchange system, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

Light fixtures, blinds and curtain rods, dishwasher, hood vent, stove, electric garage door opener and two remotes, shed

### Exclusions

Curtains, fridge, washer, dryer, mirror in family bathroom, all TVs and TV brackets, computer screen and computer screen bracket in basement

### Remarks

Beautifully renovated 2 storey home featuring 5 bedrooms on the 2nd level with a newly renovated family bathroom with glass shower and separate tub. The primary bedroom features a renovated ensuite with a glass shower, a walk-in closet and a door leading out to a 2nd level balcony. The main floor features a gorgeous renovated kitchen with huge center island with bar seating. Both the dining room and living room have new hardwood floors and the living room features a gas fireplace. The basement is finished with a large playroom and the backyard features a covered patio, a large shed and a great sized yard for kids & family gatherings.

### Addendum

-All offers must be accompanied by an up-to-date letter of financial pre-qualification or proof of funds.

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

### Seller's Declaration

Yes SD-48474

### 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



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Dinette



Dining room



Dining room



Powder room



Laundry room



Overall view



Primary bedroom



Primary bedroom



Ensuite bathroom



Patio



Bedroom



Bedroom



Bedroom



Bedroom