

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 20353407 (Active)



\$699,000

523 Crois. Rockhill
Beaconsfield
H9W 3G2

Region Montréal
Neighbourhood Beauséjour (South West)
Near
Body of Water

Property Type	Bungalow	Year Built	1956
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	44.1 X 25.11 ft	Trade possible	
Living Area		Cert. of Loc.	Yes (2011)
Building Area		File Number	
Lot Size	110 X 84 ft	Occupancy	35 days PP/PR
Lot Area	9,240 sqft		Accepted
Cadastre	1417188	Deed of Sale Signature	30 days PP/PR
			Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$3,469 (2022)	Common Exp.	
Lot	\$386,300	School	\$409 (2022)	Electricity	\$2,160
Building	\$288,200	Infrastructure		Oil	
		Water		Gas	
Total	\$674,500	Total	\$3,878	Total	\$2,160

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.10 X 12.4 ft	Wood		
GF	Dining room	10.3 X 11.10 ft	Wood		
GF	Kitchen	11.4 X 10 ft	Ceramic		
GF	Primary bedroom	12.5 X 11.5 ft	Wood		
GF	Bedroom	12.5 X 9.10 ft	Wood		
GF	Bedroom	9.8 X 8.8 ft	Wood		
BA1	Playroom	33.5 X 12.4 ft irr	Laminate floor		
BA1	Bedroom	11.3 X 10.9 ft	Laminate floor		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	Water heater - 1 (\$16)
Renovations	

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	No rear neighbours
Bathroom		Water (access)	
Washer/Dryer (installation)	basement (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

Dishwasher, Light fixtures, basement fridge, All window coverings, closet organizers, gazebo, central vacuum and accessories

Exclusions

Broker - Remarks

Bright, well maintained and updated 3+1 bedroom bungalow featuring hardwood floors on the main level, renovated kitchen with granite counters, updated bathroom with tub, large finished basement with extra 4th bedroom, 2nd full bathroom with shower and separate laundry room. Backing onto Rockhill Park. Convenient location close to parks, schools, community pool, public transportation, commuter train, easy access to highway and walk to lake and Beaurepaire Village.

Addendum

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

-The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

-A new Certificate of Location was ordered

-Pre-listing building inspection report is available

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

Seller's Declaration

Yes SD-04442

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



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Bathroom



Laundry room



Patio



Backyard



Bar



Backyard



Backyard



Shed



Back facade



Frontage