



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

514-891-3033 / 514-694-2121
 Fax : 1-855-947-4757
 cbroady@royallepage.ca



Centris No. 20775306 (Active)

[See all pictures](#)



\$899,000

296 Av. Grosvenor
Beaconsfield
H9W 1S5
Region Montréal
Neighbourhood Sherwood (North West)
Near Mayfair

Body of Water

Property Type	Two or more storey	Year Built	1971
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	27 X 41 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2023)
Lot Size	63 X 93 ft irr	File Number	
Lot Area	7,158 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1970600	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$6,128 (2026)	Common Exp.	
Lot	\$399,000	School	\$679 (2026)	Electricity	\$1,749
Building	\$565,500	Infrastructure		Oil	\$1,300
		Water		Gas	
Total	\$964,500 (93.21%)	Total	\$6,807	Total	\$3,049

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20 X 13.9 ft	Parquetry	Fireplace-Stove. wood fireplace	
GF	Dining room	9.8 X 11.2 ft	Parquetry		
GF	Kitchen	19 X 11.6 ft	Ceramic	dinette	
GF	Powder room	4.11 X 4.11 ft	Ceramic		
GF	Laundry room	5.6 X 4.11 ft	Ceramic		
2	Primary bedroom	10.8 X 18 ft	Laminate floor		
2	Bathroom	10.4 X 6.11 ft	Ceramic	ensuite	
2	Bedroom	8.7 X 14.5 ft	Parquetry		
2	Bedroom	14 X 14.5 ft	Parquetry		
2	Bedroom	10.4 X 11.2 ft	Parquetry		
2	Bathroom	9.7 X 6.11 ft	Ceramic		

BA1	Playroom	24.1 X 25.3 ft	Tiles
BA1	Powder room	4.4 X 8.7 ft	Tiles
Additional Space			Size
Garage			18.8 X 19.10 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$17)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles, Elastomeric membrane	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more, Heated
Window Type		Carport	
Energy/Heating	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)	off the kitchen (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

All light fixtures (except those excluded), blinds, curtain rods, fridge, stove , dishwasher, washer, dryer, wooden cabinet in dinette area, bookshelves in upstairs office, shed, 2nd fridge

Exclusions

Hanging light in Living room , dining room chandelier, curtains

Remarks

This well-loved home offers an incredible opportunity to create the home of your dreams . Ideally located on a quiet street in sought-after Sherwood, it's within walking distance of schools, parks, community pool, and close to public transportation. The home features 4 bedrooms, including a generous primary suite with ensuite bathroom and two walk-in closets. The large kitchen with dinette opens through patio doors to a screened-in porch, perfect for relaxing or entertaining. A main-floor powder room, laundry area, double garage with new concrete slab, and a spacious basement with a second powder room complete this home filled with potential.

Addendum

Some homes are turnkey. Others offer something far more valuable: opportunity.

Tucked away on a quiet street in one of Beaconsfield's most desirable neighbourhoods, this home has been lovingly cared for by the same family and is ready for its next chapter.

It offers a rare chance to create a home tailored to your own style and needs while investing in a location that continues to be highly sought after.

Imagine designing the kitchen you've always wanted, transforming the spacious basement into additional living space, and

putting your personal touch on a home with great bones, generous room sizes, and an ideal family-friendly layout. With four bedrooms, a large primary suite, a screened-in porch, and a double garage, the foundation is already here.

Just steps from schools, parks, the community pool, and public transportation, this is the kind of neighbourhood where children ride their bikes, neighbours know each other, and families put down roots for decades.

For buyers with vision, this isn't just a house, it's the chance to create something truly special.

-The fireplace is sold without any warranty with respect to its compliance with applicable regulations and insurance company requirements.

-Pre- listing building inspection report is available.

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

Seller's Declaration

Yes SD-96148

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



Backyard



Frontage



Frontage



Living room



Living room



Dining room



Dining room



Kitchen



Dinette



Kitchen



Powder room



Laundry room



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom