

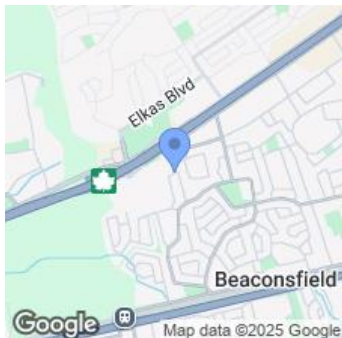


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Centris No. 20981956 **(Active)**



\$1,149,000

511 Av. Westhill
Beaconsfield
H9W 2G5

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

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size 42.1 X 32 ft irr
Living Area
Building Area
Lot Size 70 X 101.3 ft irr
Lot Area 7,249.49 sqft

Cadastre 1418600

Zoning Residential

Year Built 1981
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. Yes (2025)
File Number
Occupancy 97 days PP/PR
 Accepted
Deed of Sale Signature 90 days PP/PR
 Accepted

Municipal Assessment

Year 2025
Lot \$370,400
Building \$743,900

Taxes (annual)

Municipal \$7,229 (2025)
School \$918 (2025)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity \$3,343
Oil
Gas

Total \$1,114,300 (103.11%)

Total

\$8,147

Total

\$3,343

Room(s) and Additional Space(s)

No. of Rooms 15 **No. of Bedrooms (above ground + basement)** 4+0 **No. of Bathrooms and Powder Rooms** 2+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	12.10 X 18.7 ft	Wood	
GF	Dining room	12.10 X 11.8 ft	Wood	
GF	Kitchen	13.6 X 11.2 ft	Ceramic	
GF	Family room	14.2 X 14.10 ft	Wood	Fireplace-Stove.
GF	Laundry room	5.8 X 8 ft	Ceramic	
GF	Powder room	5.8 X 4.4 ft	Ceramic	
2	Primary bedroom	13.6 X 17.9 ft	Wood	
2	Bathroom	7.3 X 8.5 ft	Ceramic	ensuite bathroom
2	Bedroom	13.5 X 11 ft	Wood	
2	Bedroom	13.3 X 14.4 ft	Wood	
2	Bedroom	12.7 X 14.7 ft	Wood	
2	Bathroom	6.9 X 8.4 ft	Ceramic	

BA1	Playroom	11.10 X 23 ft	Laminate floor	
BA1	Gym	13.7 X 14.6 ft	Parquetry	w/ sauna
BA1	Bathroom	12.1 X 6.5 ft	Ceramic	
Additional Space			Size	
Garage				

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$13)
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	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	next to the powder room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Electric garage door opener, Sauna, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, dishwasher, microwave, washer, dryer, all light fixtures, all windows coverings, sauna , two electric garage door openers and two remotes.

Exclusions

Remarks

Spacious 4-bedroom, 3.5-bathroom home on a sought-after street in Sherwood. Steps to school, community pool, train, bus, and with easy highway access. Features newer hardwood on two levels, updated bathrooms, finished basement with sauna, playroom, and 3rd full bath. Improvements include: new main drain, newer exterior siding with insulation, windows, and interior doors have been replaced. Immaculate and meticulously maintained!

Addendum

Welcome to this bright and spacious 4-bedroom, 3.5-bathroom family home located on one of the most desirable and quiet streets in Sherwood. Perfectly situated, this home is just steps away from a school, a community pool, parks, train and bus services, and offers easy access to major highways, making commuting a breeze.

From the moment you step inside, you'll appreciate the sense of space and natural light. The main and second levels feature gleaming newer hardwood floors, adding warmth and elegance throughout. The updated bathrooms are tastefully designed, providing comfort and style for the whole family.

The heart of the home offers plenty of room for family living and entertaining . Large windows allow for abundant natural light, creating a welcoming and airy atmosphere. Upstairs, you'll find four generously sized bedrooms, including a serene primary

suite with its own bathroom.

The finished basement is an ideal extension of living space, complete with a relaxing sauna, a large playroom or recreation room, and a third full bathroom, making it perfect for guests, hobbies, or family fun.

This home has been immaculately maintained and thoughtfully updated over the years. Recent improvements include a new main drain, newer exterior siding with added insulation, windows, and modern interior doors.

Outside, enjoy a private backyard surrounded by mature trees, offering both tranquility and shade—ideal for outdoor dining, gardening, or simply relaxing. A spacious two-car garage provides convenience and additional storage.

This home truly combines comfort, functionality, and charm. With its prime location, thoughtful updates, and inviting living spaces, it's the perfect place for a family looking for a move-in-ready home in a wonderful community.

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

Seller's Declaration

Yes SD-74796

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



Dining room



Kitchen



Dinette



Kitchen



Family room



Family room



Powder room



Laundry room



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Hall



Basement