

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<http://royallepagevillage.com>

Office : 514-694-2121  
 Fax : 514-695-1869  
[villagepc@royallepage.ca](mailto:villagepc@royallepage.ca)



**Centris No.** 21006169 (Active)



**\$625,000**

**523 Crois. Rockhill  
 Beaconsfield  
 H9W 3G2**

**Region** Montréal  
**Neighbourhood** Beairepaire (South West)  
**Near**  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1956
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	44.1 X 25.11 ft	<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	Yes (2022)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	110 X 84 ft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Lot Area</b>	9,240 sqft	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1417188		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2022	<b>Municipal</b>	\$3,469 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$386,300	<b>School</b>	\$409 (2022)	<b>Electricity</b>	\$2,160
<b>Building</b>	\$288,200	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$674,500	<b>Total</b>	\$3,878	<b>Total</b>	\$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	Laminate floor		
BA1	Bedroom	11.3 X 10.9 ft	Laminate floor		

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

<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (3)
<b>Siding</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	
<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>	No rear neighbours
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Basement (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Central vacuum cleaner system installation, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

### Inclusions

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

### Exclusions

### Broker - Remarks

Bright, well maintained bungalow located on a quiet crescent in a fabulous family friendly neighbourhood. This updated 3+1 bedroom home features hardwood floors on the main level, renovated kitchen with granite counters, updated bathroom with tub and a large finished basement with playroom, 4th bedroom, 2nd full bathroom with shower and separate laundry room. With no rear neighbours this home backs onto Rockhill Park. This convenient location is within close proximity to other parks, school, community pool, public transportation, commuter train, with easy access to the highway and within walking distance to the lake and Bearepaire Village.

### Addendum

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

- building inspection report is available

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

### Seller's Declaration

Yes SD-12242

### 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



Bedroom



Bathroom



Laundry room



Patio



Backyard



Bar



Backyard



Backyard



Shed



Back facade



Frontage