

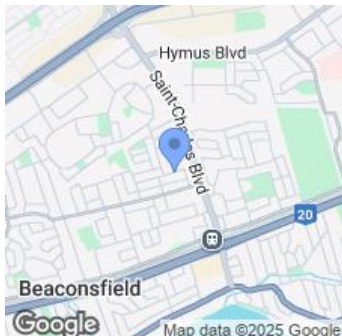


**Catherine Broady**, Residential and Commercial Real Estate Broker  
Catherine Broady Inc.  
**ROYAL LEPAGE VILLAGE**, Real Estate Agency  
263-C, boul. St-Jean  
Pointe-Claire (QC) H9R 3J1  
<http://www.teambroady.ca>

514-891-3033 / 514-694-2121  
Fax : 1-855-947-4757  
[cbroady@royallepage.ca](mailto:cbroady@royallepage.ca)



**Centris No.** 21208087 (Active)



**\$888,000**

**111 Florida Drive**  
**Beaconsfield**  
**H9W 1M1**

**Region** Montréal  
**Neighbourhood** Forest Gardens (Central North)  
**Near**  
**Body of Water**

**Property Type** Bungalow  
**Building Type** Detached  
**Intergenerational**  
**Building Size** 60 X 42.2 ft irr  
**Living Area**  
**Building Area**  
**Lot Size** 100 X 131.6 ft  
**Lot Area** 13,150 sqft

**Cadastre** 2424384

**Zoning** Residential

**Year Built** 1956  
**Expected Delivery Date**  
**Seasonal**  
**Reposess./Judicial auth.** No  
**Trade possible**  
**Cert. of Loc.** Yes (2025)  
**File Number**  
**Occupancy** 70 days PP/PR  
Accepted  
**Deed of Sale Signature** 60 days PP/PR  
Accepted

#### Municipal Assessment

**Year** 2025  
**Lot** \$521,400  
**Building** \$472,600

#### Taxes (annual)

**Municipal** \$6,450 (2025)  
**School** \$836 (2025)  
**Infrastructure**  
**Water**

#### Expenses/Energy (annual)

**Common Exp.**  
**Electricity** \$3,500  
**Oil**  
**Gas**

**Total** \$994,000 (89.34%) **Total** \$7,286 **Total** \$3,500

#### Room(s) and Additional Space(s)

**No. of Rooms** 12 **No. of Bedrooms (above ground + basement)** 4+0 **No. of Bathrooms and Powder Rooms** 2+0

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	17.10 X 13.1 ft	Wood	Fireplace-Stove. gas fireplace
GF	Kitchen	21.7 X 10.9 ft	Ceramic	granite counters
GF	Dining room	24.1 X 15.1 ft	Wood	
GF	Primary bedroom	11.9 X 17 ft	Wood	
GF	ensuite	11.9 X 4.10 ft	Ceramic	bidet
GF	Bedroom	9.1 X 10.10 ft	Wood	currently used as walk-in
GF	Bedroom	9.2 X 10.10 ft	Wood	
GF	Bedroom	14.2 X 8.11 ft	Wood	
GF	Bathroom	7.11 X 8.11 ft	Ceramic	
BA1	Family room	20.10 X 11.2 ft	Ceramic	
BA1	Kitchen	21.8 X 11.6 ft	Ceramic	
BA1	Playroom	23.7 X 12.8 ft	Ceramic	

Additional Space Garage		Size 12.2 X 22 ft	
Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$17), Propane tank (\$10)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (8), Garage (1)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Bidet, Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	basement (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			
Inclusions			
Stove, fridge, dishwasher, washer, dryer, pool accessories, all light fixtures, all window coverings, electric garage door opener , shed			
Exclusions			
Remarks			
Spacious 4-bed bungalow on a quiet, family-friendly street. Newly sanded hardwood floors, large primary with ensuite, and one bedroom converted to a walk-in closet. Renovated kitchen with granite counters and dinette opens to a bright living room with gas fireplace. Extended dining room perfect for gatherings, leading to the backyard oasis with in-ground pool and garden space. Huge basement with garage access offers endless potential . Near schools, parks, commuter train, Hwy 20/40, and St-Charles amenities. A rare gem in a prime location!			
Addendum			
Welcome to this warm and inviting 4-bedroom bungalow nestled on a quiet, tree-lined street in a family-friendly neighbourhood. Boasting charm and space, this beautiful home features newly sanded and re-finished hardwood floors that flow seamlessly throughout the main level, creating a bright and cohesive feel. The spacious primary bedroom includes a private ensuite bathroom, offering comfort and convenience. One of the bedrooms has been thoughtfully transformed into an impressive walk-in closet, easily reverted if desired.			
The heart of the home is a stunning extension--an oversized dining room filled with natural light, ideal for hosting large family gatherings, holiday dinners, or casual get-togethers. The renovated kitchen is both functional and stylish, with rich granite countertops, a cozy dinette area, and an open-concept design connecting it to the sun-filled living room. Large windows invite in the daylight, while a gas fireplace adds warmth and ambiance during cooler months.			
Step through the dining room and into your personal backyard paradise. This outdoor sanctuary features an in-ground pool, mature greenery, and a large grassy area perfect for kids, pets, gardening, or simply relaxing. It's an entertainer's			

dream--ideal for pool parties, BBQs, or quiet afternoons soaking up the sun.

The basement is a blank canvas bursting with potential. Whether you dream of adding a 5th bedroom, a playroom, a 3rd bathroom/laundry combo, or a spacious home gym, the possibilities are endless. From this level, enjoy direct access to the attached single garage.

Situated close to top-rated schools, parks, a community pool, and just minutes from the amenities of St-Charles Boulevard, this home offers convenience and connectivity. Quick access to Highways 20 and 40, the commuter train, and public transit makes getting around effortless.

This property combines comfort, space, and charm in a location that supports both family life and entertaining.

-This home has been pre-inspected. The inspection report is available upon request.

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

-The BUYER may choose the notary, but the notary must be agreeable to the SELLER. The signing must take place within a reasonable distance of the property.

**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-65008

**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



Back facade



Interior



Living room



Living room



Living room



Dining room



Dining room





Dinette



Overall view



Kitchen



Kitchen



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Basement



Pool