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Centris No. 22905332 (Active)



\$639,000

106 Crois. Michael
Beaconsfield
H9W 2C6
Region Montréal
Neighbourhood Forest Gardens (Central North)
Near
Body of Water

Property Type	House	Year Built	2006
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2006)
Building Type	Semi-detached	Published to RFQ	Yes (2006-08-21)
Floor		Special Contribution	
Total Number of Floors		Meeting Minutes	
Total Number of Units		Financial Statements	
Private Portion Size		Building Rules	
Plan Priv. Portion Area	1,557.54 sqft	Repossess./Judicial auth.	No
Building Area		Building insurance	
Lot Size		Maintenance log	
Lot Area		Co-ownership insurance	
Cadastre of Private Portion	3770948	Contingency fund study	
Cadastre of Common Portions	3770947	Cert. of Loc. (divided part)	Yes (2006)
Trade possible		File Number	
Zoning	Residential	Occupancy	2024-11-25
		Deed of Sale Signature	2024-11-25

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,757 (2024)	Condo Fees (\$225/month)	\$2,700
Lot	\$231,200	School	\$465 (2024)	Common Exp.	
Building	\$347,400	Infrastructure		Electricity	\$1,673
		Water		Oil	
				Gas	
Total	\$578,600 (110.44%)	Total	\$4,222	Total	\$4,373

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.5 X 16 ft	Wood	Fireplace-Stove. electric fireplace	
GF	Dining room	13.3 X 12.1 ft	Wood		
GF	Kitchen	9.7 X 10.3 ft	Ceramic	patio doors	
GF	Dinette	9.7 X 10.4 ft	Ceramic		

GF	Powder room	5.6 X 5.2 ft	Ceramic	
2	Primary bedroom	13.9 X 15.5 ft	Wood	
2	ensuite bathroom	5.6 X 7.6 ft	Ceramic	
2	Bedroom	9.3 X 12.4 ft	Parquetry	
2	Bedroom	9.11 X 11.9 ft	Parquetry	
2	Bathroom	9.3 X 8.3 ft	Ceramic	separate shower
BA1	Playroom	12.9 X 17 ft	Laminate floor	access to garage
BA1	Laundry room	5.3 X 6.2 ft	Laminate floor	

Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	12.10 X 19.10 ft		

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Leased Parkg	
Heating System	Forced air	Parkg (total)	Driveway (2), Garage (1)
Basement	6 feet and more, Finished basement, access to garage	Driveway	Asphalt
Bathroom	Ensuite bathroom	Garage	Attached, Single width
Washer/Dryer (installation)	basement (Basement 1)	Carpport	
Fireplace-Stove	Fireplace - Other: electric	Lot	
Kitchen Cabinets		Topography	
Restrictions/Permissions		Distinctive Features	
Pets		Water (access)	
Property/Unit Amenity	Central air conditioning, Electric garage door opener, Central heat pump	View	
Building Amenity		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Building's Distinctive Features		Roofing	Asphalt shingles
Energy efficiency			
Mobility impaired accessible			

Inclusions
All light fixtures (except Dining room chandelier), washer, dryer, electric blind in living room and remote, all window coverings as installed, electric garage door opener and remote

Exclusions
dining room light fixture, fridge, stove, dishwasher

Remarks
Bright and spacious semi-detached condo features an open concept living room and dining room with electric fireplace and hardwood floors. The spacious kitchen includes a dining area and a patio door that leads onto a wood deck and a large south facing backyard. The upstairs includes 3 good sized bedrooms. The primary suite has a walk-in closet and an ensuite bathroom with shower. The family bathroom includes a large soaker bathtub and separate shower. The finished basement features a playroom, laundry, and access to the garage. Walking distance to commuter train, bus stop, shops, restaurants, parks and schools. Easy access to Highway 20!

Addendum
-Pre-sale building inspection report is available

-All offers must be accompanied by a current financial pre-qualification letter or proof of funds

-The buyer can choose the notary, but he must agree with the seller.

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

Seller's Declaration

Yes SD-12016

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



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Overall view



Dinette



Dining room



Powder room



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Hall