

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 23225161 (Active)



**\$649,000**

**560 Av. Maplebrook  
 Beaconsfield  
 H9W 3J6**

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

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1959
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>		<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	No
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>		<b>Occupancy</b>	30 days PP/PR Accepted
<b>Lot Area</b>	8,921 sqft	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1416800		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$4,461 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$373,000	<b>School</b>	\$492 (2024)	<b>Electricity</b>	\$2,340
<b>Building</b>	\$325,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$698,100 (92.97%)	<b>Total</b>	\$4,953	<b>Total</b>	\$2,340

Room(s) and Additional Space(s)						
No. of Rooms	9		No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information		
GF	Living room	16.4 X 12.10 ft	Wood			
GF	Dining room	8.7 X 11.10 ft	Wood			
GF	Kitchen	11.5 X 11.8 ft	Flexible floor coverings	dINETTE		
GF	Primary bedroom	13 X 9.5 ft	Wood			
GF	Bedroom	9.6 X 12.9 ft	Wood			
GF	Bedroom	8.2 X 11.8 ft	Wood			
GF	Bedroom	11.5 X 9.5 ft	Wood			
GF	Bathroom	7.4 X 8.4 ft	Ceramic			
BA1	Playroom	49.5 X 24.9 ft	Concrete	unfinished		
BA1	Powder room	7.6 X 3.6 ft	Concrete	unfinished		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$17)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (5), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Detached, Single width
<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, Unfinished	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning, Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

all light fixtures, all window coverings, desk in smallest bedroom, alarm system hardware, garage door opener & remote

## Exclusions

## Remarks

Wonderful opportunity to live in the fabulous neighbourhood of Beaurepaire in Beaconsfield south . This bungalow features 4 bedrooms, large unfinished basement, single detached garage, new roof shingles in 2022 and new electric furnace installed in 2022. Conveniently located within walking distance to commuter train, public transportation, community pool, parks, schools, lake, and shops and restaurants located in the quaint Beaurepaire Village . Book your visit today!

## Addendum

-All offers to be submitted with an up to date letter of pre-qualification or proof of funds

-A pre-listing building inspection report is available upon request

-A new certificate of location has been ordered

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

## Seller's Declaration

Yes SD-41269

## 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



Primary bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Patio



Backyard



Frontage

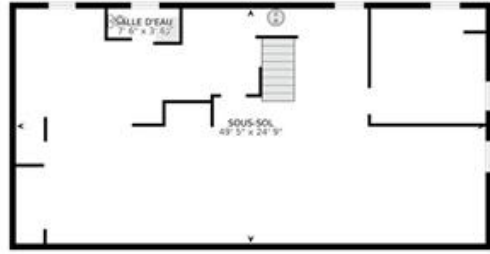
PLANCHER PRINCIPAL Aire Int. 1235 pi²



628.00  
Other

100% PROPOSED BY CENTRIS®

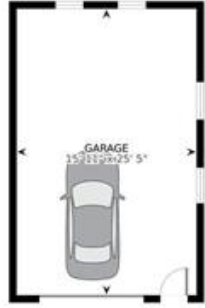
SOUS-SOL Aire Int. 1223 pi²



628.00  
Other

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GARAGE Aire Int. 405 pi²



628.00  
Other

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