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Centris No. 23782525 (Active)



\$799,000

**105 Av. Northcliff
 Beaconsfield
 H9W 5Z2**

Region Montréal
Neighbourhood Sherwood (North West)
Near Montrose

Body of Water

Property Type	Two or more storey	Year Built	1979
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	40 X 42 ft irr	Trade possible	
Living Area		Cert. of Loc.	Yes (2023)
Building Area		File Number	
Lot Size	70 X 75 ft irr	Occupancy	48 days PP/PR
Lot Area	7,912 sqft		Accepted
Cadastre	1970327	Deed of Sale Signature	45 days PP/PR
			Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$5,379 (2024)	Common Exp.	
Lot	\$404,300	School	\$679 (2024)	Electricity	\$874
Building	\$445,200	Infrastructure		Oil	
		Water		Gas	
Total	\$849,500 (94.06%)	Total	\$6,058	Total	\$874

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
15	4+1		3+1	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	19.7 X 14.5 ft	Parquetry	
GF	Dining room	11.3 X 10.5 ft	Parquetry	
GF	Kitchen	11.3 X 17.9 ft	Ceramic	Granite counters
GF	Family room	18 X 11.7 ft	Parquetry	Fireplace-Stove.
GF	Powder room	4.7 X 5.4 ft	Ceramic	
2	Primary bedroom	15.4 X 13.2 ft	Parquetry	walk-in
2	Bathroom	4.11 X 8.11 ft	Ceramic	ensuite
2	Bedroom	11.8 X 10.5 ft	Parquetry	
2	Bedroom	9.9 X 16 ft	Parquetry	
2	Bedroom	16.4 X 12 ft	Parquetry	
2	Bathroom	10.8 X 5.6 ft	Ceramic	
BA1	Playroom	15.6 X 18.11 ft	Carpet	

BA1	Bedroom	14 X 11.9 ft	Carpet
BA1	Bathroom	5.1 X 9.3 ft	Ceramic
BA1	Laundry room	15.1 X 14.8 ft	Concrete
Additional Space			Size
Garage			12.2 X 22.9 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$16)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), 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	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Basement (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, 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

Fridge, stove, dishwasher, washer, dryer, hood vent, all light fixtures, all window coverings, electric garage door opener 2 remotes, shed, awning

Exclusions

Remarks

This 4-bedroom, 2-storey home offers a perfect blend of modern updates and comfortable living . Step inside to discover a beautifully renovated kitchen featuring granite countertops, seamlessly connected to a spacious family room. This open-concept layout is perfect for entertaining and family gatherings. The second level boasts four generously sized bedrooms and two updated bathrooms. The finished basement offers additional living space with an extra bedroom and bathroom. Prime location; walking distance to school, park, community pool, and public transport. The REM station is close by, and you have easy access to both Highway 20 and 40.

Addendum

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

-Pre- listing building inspection report is available.

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

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

Seller's Declaration

Yes SD-49798

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



Powder room



Family room



Family room



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Playroom



Bedroom



Bathroom



Laundry room



Patio



Backyard