



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 : 514-695-1869
 cbroady@royallepage.ca



Centris No. 23964998 (Active)



\$525,000

**76A Av. St-Louis
 Beaconsfield
 H9W 4X7**

Region Montréal
Neighbourhood Beaufort (South West)
Near
Body of Water

Type	Lot	Repossess./Judicial auth.	No
Cadastre	1417649	Trade possible	
Lot Size	51 X 117 ft	Certificate of Location	Yes (2015)
Lot Area	5,832 sqft	File Number	
Technical Description		Deed of Sale Signature	15 days PP/PR Accepted
Staking Certificate			
Boundary-Marking Minutes			
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses (annual)	
Year	2023	Municipal	\$3,026 (2023)	Common Exp.	
Lot	\$257,400	School	\$165 (2023)	Insurance	
Building		Infrastructure		Maintenance	
		Water		Equipment (rental)	
				Management/Administration	
Total	\$257,400 (203.96%)	Total	\$3,191	Total	

Zoning		
	Density	Height
Residential		
Single-family		

Features		
Sewage System	Municipality	Water (access)
Water Supply	Municipality	View
Lot		Environmental Study
Topography		Proximity
		Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Distinctive Features		

Inclusions**Exclusions****Broker - Remarks**

Incredible opportunity to build your dream home in this prime Beaconsfield South location, steps from Beaurepaire Village, Lac-St-Louis, public transport, school & park. This 5832 sq.ft. lot has ample space to build a new home with approx. 2400 sq.ft. of living area and still have a private and mature, pool- sized backyard with no rear neighbours.

Addendum

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

** The picture of the house attached to this listing is simply a suggestion of the type of home that could be built.

Municipal setbacks for this lot are:

You can build 30% of the lot

Front setback 6 Meters

Side 3.1 meters on each side

Garage 1.8 meters from the property line

Rear setback 6.7 meters

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

Seller's Declaration

No

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.



Other



Other



Other



Other