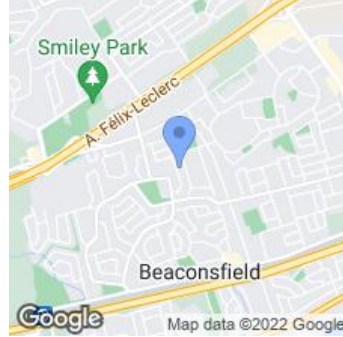


ROYAL LEPAGE VILLAGE
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Centris No. 24154051 (Active)



\$1,250,000

352 Crois. Arlington
Beaconsfield
H9W 2K3

Region Montréal
Neighbourhood Sherwood (North West)
Near
Body of Water

Property Type	Two or more storey	Year Built	1973
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	37.5 X 42 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1999)
Lot Size	78 X 100 ft	File Number	
Lot Area	7,800 sqft	Occupancy	2022-08-04
Cadastre	1970655	Deed of Sale Signature	2022-07-28
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$5,603 (2022)	Common Exp.	
Lot	\$271,700	School	\$687 (2022)	Electricity	\$4,115
Building	\$462,600	Infrastructure		Oil	
		Water		Gas	
Total	\$734,300	Total	\$6,290	Total	\$4,115

Room(s) and Additional Space(s)					
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms		
15	5+0		2+2		
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.8 X 17.6 ft	Wood		
GF	Dining room	12.8 X 11.9 ft	Wood		
GF	Kitchen	13.9 X 14.6 ft	Ceramic		
GF	Family room	13.9 X 17.9 ft	Wood	Fireplace-Stove.	
GF	Powder room	6.3 X 4.8 ft	Ceramic		
GF	Laundry room	7.1 X 5.11 ft	Ceramic		
2	Primary bedroom	14.9 X 17.1 ft	Wood		
2	ensuite	6.9 X 10.5 ft	Ceramic	heated floors	
2	Walk-in	14.3 X 12.9 ft	Wood	can converted to a bedroom	
2	Bedroom	20.2 X 16.7 ft	Carpet	over parquetry	
2	Bedroom	13.1 X 12.11 ft	Wood		
2	Bedroom	13.1 X 14.7 ft	Wood		
2	Bathroom	5.6 X 10.5 ft	Ceramic	heated floors	
BA1	Playroom	26.1 X 12.10 ft	Flexible floor coverings		

BA1	Powder room	13.9 X 13.11 ft	Ceramic
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Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
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)	1st level (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, 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	
Equipment/Services	Central air conditioning, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

All light fixtures, blinds, curtains and rods as installed, dishwasher, stove, fridge, hood vent, pool accessories, 2 electric garage door openers and 2 remotes, alarm system, fridge in the garage.

Exclusions

Washer, dryer

Broker - Remarks

This absolutely immaculate, meticulously maintained home features 4 bedrooms (can easily be converted back to 5) 2 + 2 bathrooms, double garage and IG pool. It has hardwood floors on 2 levels with carpet in one bedroom, renovated family and ensuite bathrooms, newer windows and exterior doors, newly finished basement, updated kitchen and a new heat pump in 2019. Fabulous location within walking distance to park, community pool, school, public transit and easy access to both highway 20 & 40.

Addendum

- 1) pre- listing inspection report is available
- 2) all offers need to be submitted with a mortgage pre-approval or proof of funds
- 3) The fireplace is sold without any warranty with respect to its compliance with applicable regulations and insurance company requirements.
- 4) A new Certificate of Location was ordered ETD end of August 2022. If it is not ready in time for the signing of the act of sale and the notary requires title insurance it will be at the expense of the seller.
- 5) Visit schedule and offers: Visits will be:
 - Thursday May 12th 4-6pm
 - Friday May 13th 4-6pm
 - Saturday May 14th 10am-4pm
 - Sunday May 15th 10am-4pm
 - Offers to be submitted by 1pm on Monday May 16th and left open until 1pm on Tuesday May 17th.

Sale with legal warranty

Seller's Declaration

Yes SD-12185

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.



Exterior



Pool



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Laundry room



Hall



Hall



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Ensuite bathroom



Primary bedroom