

ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<http://royallepagevillage.com>

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Centris No. 24353236 (Active)



\$4,750/month X 12 month(s)

**10 Boul. Beaconsfield
 Beaconsfield
 H9W 3Y6**

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Two or more storey	Year Built	1971
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	20,403 sqft	Occupancy	2023-06-20
Cadastre	2425371	Deed of Sale Signature	
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Common Exp.
Lot	School	Electricity
Building	Infrastructure	Oil
	Water	Gas
Total	Total	Total

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms
10		4+1		4+1
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	18.4 X 15 ft	Wood	
GF	Dining room	15.1 X 11.1 ft	Wood	
GF	Kitchen	14.3 X 11.4 ft	Ceramic	granite counters
GF	Family room	17 X 13 ft	Wood	Fireplace-Stove.
2	Primary bedroom	16.9 X 15.5 ft	Wood	ensuite
2	Bedroom	15 X 13.6 ft	Wood	ensuite
2	Bedroom	17.6 X 12.10 ft irr	Wood	
2	Bedroom	13.6 X 12 ft	Wood	
BA1	Playroom	28.10 X 14.8 ft	Laminate floor	
BA1	Bedroom	13.5 X 10.9 ft	Laminate floor	

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	Water heater - 1 (\$15)
Renovations	

Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Paving stone
Windows		Garage	Attached, Double width or more
Window Type		Carpport	
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)	Ground Floor (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Fridge, freezer, stove, dishwasher, microwave, washer, dryer, electric garage door openers

Exclusions

heating, electricity, hydro, hot water tank rental fee, water tax, lawn care and all other landscaping and lawn maintenance, snow removal, internet, TV, phone, pool opening, closing and pool cleaning.

Broker - Remarks

Bright and spacious home sitting on a huge 20,000 sq. ft. lot in an excellent location. Conveniently located walking distance to Pointe Claire Village, schools, parks, yacht club and golf course. This home features 4 + 1 bedrooms , two of which have ensuite bathrooms, 4 1/2 bathrooms, double garage, finished basement and heated in-ground pool.

Addendum

-No smoking of any kind

-Pets at the lessor's discretion

-No short term rentals/ Air BNB rentals or sublets

-Lessee must provide detailed credit check, letter of reference, and proof of employment

-Proof of tenant's insurance and liability insurance for \$2 million to be provided before occupancy for the whole duration of the lease

-Any maintenance costs under \$300 shall be responsibility of the lessee. Anything over \$300 the lessee will cover the first \$300 and the lessor will pay the difference

Seller's Declaration

No

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Backyard



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Family room



Family room



Powder room



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Playroom



Bedroom