

ROYAL LEPAGE VILLAGE
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Centris No. 24691528 (Active)

[See all pictures](#)



\$1,195,000

290 Shamrock Road
Beaconsfield
H9W 5S7

Region Montréal
Neighbourhood Sherwood (North West)
Near Brighton

Body of Water

Property Type	Two or more storey	Year Built	1974
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	44 X 47 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	70 X 100 ft	File Number	
Lot Area	7,000 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1970931	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$5,952 (2026)	Common Exp.	
Lot	\$390,200	School	\$752 (2026)	Electricity	\$3,090
Building	\$545,300	Infrastructure		Oil	
		Water		Gas	
Total	\$935,500 (127.74%)	Total	\$6,704	Total	\$3,090

Room(s) and Additional Space(s)					
No. of Rooms	16	No. of Bedrooms (above ground + basement)	4+2	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.9 X 11.2 ft	Wood		
GF	Dining room	11.1 X 11.3 ft	Wood		
GF	Kitchen	18 X 11 ft	Wood		
GF	Family room	16 X 14.10 ft	Wood		
GF	Powder room	6.2 X 3.10 ft	Ceramic		
GF	Laundry room	9.6 X 7.3 ft	Cork		
2	Primary bedroom	15.8 X 11.3 ft	Parquetry		
2	Ensuite bathroom	7.4 X 5.9 ft	Ceramic		
2	Bedroom	15.8 X 11.11 ft	Parquetry		
2	Bedroom	11.2 X 9.9 ft	Parquetry		
2	Bedroom	11 X 9.4 ft	Parquetry		

2	Bathroom	7.4 X 6.5 ft	Ceramic
BA1	Playroom	28.4 X 14.11 ft	Carpet
BA1	Bedroom	20.7 X 12.3 ft	Laminate floor
BA1	Bedroom	10.4 X 10 ft	Carpet
BA1	Bathroom	6.11 X 6.4 ft	Ceramic
Additional Space			Size
Garage			20.4 X 19.9 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Double width or more
Windows		Garage	
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)	main level (1st level/Ground floor)	View	
Fireplace-Stove	Fireplace - Other: Electtic	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Electric garage door opener	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Interior: all window coverings, all light fixtures, dishwasher, refrigerator, stove, all bathroom mirrors and accessories, metal shelving unit in the basement. Garage: 2 garage door openers with remotes, shelving unit, ladder, garden hose. Exterior: shed with gardening accessories, spa + Tempo shelter, garden hose.

Exclusions

Tesla charger

Remarks

Charming, beautifully maintained 4+2 bedroom, 3+1 bathroom home on a quiet street in the highly coveted Sherwood neighbourhood. Featuring exceptional curb appeal, a double garage, and a bright layout with a spacious kitchen and updated bathrooms. The fully finished basement includes a newly renovated bathroom and 2 extra bedrooms. Enjoy a south-facing backyard oasis featuring a large unistone patio, gazebo, hot tub, and pristine gardens. Steps to Windermere Park and Sherbrooke Academy Senior.

Addendum

Welcome to 290 Shamrock, an exceptional family home blending comfort, style, and an unbeatable location in the heart of the Sherwood community. Perfect for growing families, this property offers a spacious and flexible layout designed for modern living.

Main & Upper Levels:

The bright and airy layout features updated windows throughout the home, flooding the living spaces with natural light, highlighting the exceptional care and maintenance given to the property, with new strip-wood flooring on the main level.

The heart of the home boasts rich wood cabinetry, striking quartzite countertops, stainless steel appliances, and a massive central island with breakfast bar seating - perfect for entertaining or casual family meals.

The 2nd floor features 4 spacious bedrooms, including a primary suite complete with its own ensuite bathroom. The remaining bedrooms share a beautifully updated family bathroom.

Basement:

The lower level offers incredible bonus space, featuring a large family room/playroom, as well as 2 additional bedrooms (perfect for a home office, guests, or teenagers) and a freshly, fully renovated modern bathroom.

Exterior & Backyard:

The front of the property is framed by a mature canopy tree, lush lawns, and a large paved driveway leading to a true double-car garage with electric car charger.

Step out into a private, sun-drenched backyard retreat. The beautifully landscaped grounds feature well-kept gardens and a sprawling unistone patio complete with a gazebo and a hot tub - your own personal summer vacation spot.

The Location:

Situated on a quiet, child-friendly street in one of Beaconsfield's most desirable pockets. Families will love the proximity to Windermere Park, top-tier schooling at Sherbrooke Academy Senior, and easy access to local amenities, highways, and public transit.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-02717

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



Frontage



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Laundry room



Powder room



Staircase



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Basement