



Mark Broady, Residential and Commercial Real Estate Broker
ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<http://www.teambroady.ca>

514-991-3937 / 514-694-2121
 Fax : 514-695-1869
mbroady@royallepage.ca



Centris No. 26068643 (Active)



\$899,000

**78 Devon Road
 Beaconsfield
 H9W 4K6**

Region Montréal
Neighbourhood Beaurepaire (South West)
Near Church
Body of Water

Property Type	Split-level	Year Built	1956
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	49.7 X 40.7 ft irr	Trade possible	
Living Area		Cert. of Loc.	Yes (2021)
Building Area		File Number	
Lot Size	111 X 110 ft	Occupancy	98 days PP/PR Accepted
Lot Area	12,209 sqft	Deed of Sale Signature	90 days PP/PR Accepted
Cadastre	1416488		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$6,651 (2023)	Common Exp.	
Lot	\$510,400	School	\$663 (2023)	Electricity	\$5,430
Building	\$538,100	Infrastructure		Oil	
		Water		Gas	
Total	\$1,048,500 (85.74%)	Total	\$7,314	Total	\$5,430

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20.3 X 14.4 ft	Wood	Fireplace-Stove.	
GF	Dining room	12.4 X 12.3 ft	Wood		
GF	Kitchen	16.2 X 12.3 ft	Linoleum		
GF	Solarium/Sunroom	18.2 X 13.8 ft	Ceramic	Fireplace-Stove.	
2	Primary bedroom	19.10 X 14.10 ft	Wood		
2	Ensuite bathroom	7.1 X 4.9 ft	Ceramic		
2	Bedroom	10.6 X 11.4 ft	Wood		
2	Bedroom	8.11 X 17 ft	Wood		
2	Bathroom	7.5 X 7.11 ft	Ceramic		
3	Bedroom	32.5 X 11.11 ft	Laminate floor	Loft	
BA1	Laundry room	10.5 X 16.10 ft	Linoleum		
BA1	Bathroom	6.5 X 6.8 ft	Tiles		

Additional Space Garage	Size 19.4 X 14 ft	
Features		
Sewage System	Municipality	Rented Equip. (monthly) Water heater - 2 (\$35)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
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, Outdoor entrance	Distinctive Features
Bathroom	Ensuite bathroom	Water (access)
Washer/Dryer (installation)		View
Fireplace-Stove	Wood fireplace, Wood stove	Proximity Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features
Equipment/Services	Central air conditioning, Central heat pump	Energy efficiency
Restrictions/Permissions		Mobility impaired accessible
Inclusions		
all light fixtures, all window coverings, dishwasher, fridge, stove, microwave, washer & dryer connected in laundry room, A/C unit in upper bedroom, garage door opener (not functional, no remotes), alarm system hardware, backyard shed.		
Exclusions		
washing machine that's not connected in laundry room		
Broker - Remarks		
Impressive 4-bdr split-level located south of Church on beautiful Devon Road. This property has over 12,000 sq.ft. of land with a sunny, west-facing backyard. The kitchen features two skylights which let in an abundance of natural light. there is 4-season extension off the back of the house with a cozy wood burning stove . The spacious primary bdrm is complete with an ensuite bthrm, and there are 2 other bdrms on the 2nd floor. The 3rd floor loft features a 4th bedroom. The roof covering was replaced in 2020 and the garage was partially converted to create a mudroom on the lower level, but can easily be converted back.		
Addendum		
Sale without legal warranty of quality, at the buyer's risk and peril.		
The fireplaces and chimneys are sold "as is" without any warranty with respect to their compliance with applicable regulations and insurance company requirements.		
This property has been pre-inspected. A copy of the inspection report is available.		
Notary may be chosen by the BUYER, but must be approved by the SELLER.		
Double garage partially converted to a mudroom, but can be converted back into a full garage.		
The backyard shed does not comply with city setbacks.		
All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.		

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

Seller's Declaration

Yes SD-22409

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



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Solarium/Sunroom



Solarium/Sunroom



Hall



Staircase



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Staircase



Bedroom



Bedroom