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Centris No. 26068643 (Active)



\$834,000

**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
Lot Area	12,209 sqft		Accepted
Cadastre	1416488	Deed of Sale Signature	90 days PP/PR
			Accepted
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 (79.54%)	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	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
Property/Unit Amenity	Central air conditioning, Central heat pump	Energy efficiency
Restrictions/Permissions		Mobility impaired accessible
Pets		

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

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 a 4-season extension off the back of the house with a cozy wood burning stove. The spacious primary bedroom is complete with an ensuite bathroom, and there are 2 other bedrooms on this 2nd level. The 3rd floor loft features a 4th bedroom which could also serve as a home office or playroom for the kids. Fabulous location close to schools, parks, and many amenities.

Addendum

Welcome to your dream home in Beaconsfield South! This stunning split-level residence offers a perfect blend of modern comfort and timeless elegance, situated on a sprawling 12,000 square foot lot with a west-facing backyard.

As you step inside, you're greeted by the warmth of wood flooring in the bright living room and dining room, where a cozy wood fireplace adds a touch of charm. The kitchen has been tastefully updated with top-quality built-in appliances including JennAire glass cooktop, JennAire double ovens, and a Bosch stainless steel dishwasher. Quartz counters, a new sink and faucet, along with freshly painted cabinetry, create a contemporary yet inviting space. Two skylights bathe the kitchen in natural light, making it an enjoyable space to cook and entertain.

Adjacent to the kitchen, a 4-season main floor family room awaits, complete with a wood stove and patio doors that lead to the incredible backyard oasis. Imagine hosting gatherings on the expansive wood deck surrounded by lush greenery and privacy.

Upstairs, discover the primary bedroom with its own ensuite bathroom, along with two additional well-appointed bedrooms and an updated family bathroom. Ascend to the third level, where a versatile space offers endless possibilities as a fourth bedroom, home office, or playroom for children.

The basement level boasts another full bathroom, a large bright laundry room, and a convenient double car garage.

This home's prime location on one of Beaconsfield South's most desirable streets offers unparalleled convenience. Walking distance to commuter train and buses, as well as proximity to esteemed schools like Christmas Park Elementary, École Primaire Internationale St Remi, and Alexander von Humboldt German International School, make it an ideal choice for families.

Enjoy leisurely strolls or bike rides along the picturesque Lakeshore Rd. explore the charming Beaurepaire Village with its shops and restaurants, or take advantage of nearby amenities, grocery stores, and easy highway access.

With its perfect blend of functionality, style, and location, this home is sure to exceed your every expectation. Don't miss out on the opportunity to make it yours!

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 create an exercise room, but can easily be converted back into a full garage.

**The shed is too close to the property line should a notary suggest title insurance it will be at the expense of 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



Kitchen



Solarium/Sunroom



Staircase



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Staircase



Bedroom



Bedroom



Bathroom