

ROYAL LEPAGE VILLAGE
Real Estate Agency
263-C, boul. St-Jean
Pointe-Claire (QC) H9R 3J1
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Centris No. 26375619 (Active)



\$719,000

334 Rue Berwick
Beaconsfield
H9W 1B9

Region Montréal
Neighbourhood Beacon Hill (North East)
Near
Body of Water

Property Type	Two or more storey	Year Built	1964
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	51.9 X 34 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1964)
Lot Size	95.8 X 72 ft irr	File Number	
Lot Area	7,149 sqft	Occupancy	2021-07-19
Cadastre	2424843	Deed of Sale Signature	2021-07-19
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$4,941 (2021)	Common Exp.	
Lot	\$252,400	School	\$566 (2021)	Electricity	\$2,778
Building	\$412,000	Infrastructure		Oil	
		Water		Gas	
Total	\$664,400	Total	\$5,507	Total	\$2,778

Room(s) and Additional Space(s)

No. of Rooms	7	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.5 X 20.5 ft	Wood	Fireplace-Stove.	
GF	Dining room	12.7 X 10.11 ft	Wood		
GF	Kitchen	17.9 X 12 ft	Linoleum		
GF	Family room	10.9 X 15.6 ft	Carpet		
2	Master bedroom	13.3 X 17 ft	Wood		
2	Bedroom	13.2 X 9.6 ft	Wood		
2	Bedroom	11.2 X 14.5 ft	Wood		
2	Bedroom	11.2 X 11.7 ft	Wood		

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	Paving stone
Windows		Garage	Attached
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Electric garage door opener	Energy efficiency	
Restrictions/Permissions			

Inclusions

All light fixtures, all window coverings, fridge, stove, dishwasher, washer, dryer, electric door opener and remote

Exclusions

Broker - Remarks

This bright and spacious 4 bedroom, 2 1/2 bathroom home features hardwood floors on 2 levels, double car garage and has been lovingly maintained by its original owner since 1964. Fabulous location. Walking distance to school, park, community pool, commuter train & shops and restaurants. Perfect home for anyone wanting to renovate.

Addendum

- 1-Sale without legal warranty of quality, at the buyer's risk and peril
- 2-The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.
- 3-Pre- listing building inspection report is available.
- 4-New certificate of location was ordered
- 5-Signed Covid form required prior to all visits. Masks and gloves need to be worn by all visitors.
- 6-All offers to be submitted by Monday May 17th at 2pm and left open until Tuesday at 2pm for a response. Mortgage pre-approval to be submitted with all offers.

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

Seller's Declaration

Yes SD-70810

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



Dining room



Dining room



Dinette



Kitchen



Kitchen



Kitchen



Family room



Family room



Laundry room



Powder room



Master bedroom



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Patio



Backyard



Backyard