

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
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**Centris No.** 26726047 (Active)



**\$899,000**

**78 Devon Road  
 Beaconsfield  
 H9W 4K6**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1856
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	49.7 X 40.7 ft irr	<b>Trade possible</b>	
<b>Living Area</b>	2,271 sqft	<b>Cert. of Loc.</b>	Yes (2021)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	111 X 110 ft	<b>Occupancy</b>	98 days PP/PR Accepted
<b>Lot Area</b>	12,209 sqft	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Cadastre</b>	1416488		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2022	<b>Municipal</b>	\$6,000 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$306,300	<b>School</b>	\$643 (2022)	<b>Electricity</b>	\$5,430
<b>Building</b>	\$365,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$672,100	<b>Total</b>	\$6,643	<b>Total</b>	\$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	Linoleum	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		
BA1	Laundry room	10.5 X 16.10 ft	Linoleum		
BA1	Bathroom	6.5 X 6.8 ft	Tiles		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 2 (\$35)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more, Heated
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement, Low (less than 6 feet)	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace, Wood stove	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Wall-mounted air conditioning, Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

## Inclusions

all light fixtures, all window coverings, dishwasher, fridge, stove, microwave, washer & dryer connected in laundry room, wall-unit AC 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.

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

## Seller's Declaration

Yes SD-15537

**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



Solarium/Sunroom



Solarium/Sunroom



Hall



Staircase



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Staircase



Bedroom



Bedroom



Bathroom