

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 27367381 (Active)



\$1,288,000

349 Av. Robin
Beaconsfield
H9W 1R7

Region Montréal
Neighbourhood Sherwood (North West)
Near
Body of Water

Property Type	Two or more storey	Year Built	1970
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	45.8 X 29.9 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2011)
Lot Size	75 X 100 ft irr	File Number	
Lot Area	8,945 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	1970263	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$6,442 (2023)	Common Exp.	
Lot	\$457,100	School	\$741 (2023)	Electricity	\$1,350
Building	\$598,800	Infrastructure		Oil	\$1,723
		Water		Gas	
Total	\$1,055,900 (121.98%)	Total	\$7,183	Total	\$3,073

Room(s) and Additional Space(s)						
No. of Rooms	17			No. of Bedrooms (above ground + basement)	3+1	
			No. of Bathrooms and Powder Rooms	3+1		
Level	Room	Size	Floor Covering	Additional Information		
GF	Living room	12.1 X 18.5 ft	Wood			
GF	Dining room	10.1 X 15.10 ft	Wood			
GF	Kitchen	11.2 X 16.6 ft	Wood	Granit counters		
GF	Dinette	7.11 X 11.5 ft	Wood			
GF	Family room	12.6 X 11.5 ft	Wood			
GF	Powder room	6.6 X 4.6 ft	Ceramic			
GF	Laundry room	5.3 X 5.6 ft	Ceramic			
2	Primary bedroom	12.7 X 18.3 ft	Wood			
2	ensuite	9.7 X 7.8 ft	Ceramic	double sinks		
2	Bedroom	12.7 X 10.6 ft	Wood			
2	Bedroom	9.9 X 13.11 ft	Wood			
2	Bedroom	10.1 X 15.8 ft	Wood			

2	Bathroom	9.8 X 7.4 ft	Ceramic
BA1	Playroom	18.9 X 17.11 ft	Parquetry
BA1	Bedroom	11.3 X 11.2 ft	Parquetry
BA1	Office	10 X 11.3 ft	Parquetry
BA1	Bathroom	6.5 X 9.1 ft	Ceramic
Additional Space			Size
Garage			18.11 X 21.2 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Heating - 2021, Kitchen - 2017 (\$1), Electricity - 2022 (\$1), Insulation - 2021, Plumbing - 2021 (\$1), Roof covering - 2021 (\$1), Bathroom - 2022 (\$1)
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt
Windows		Garage	Attached
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	next to powder room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

all light fixtures, all window coverings (except exclusions) dishwasher, fridge, stove, washer, dryer, central vacuum & accessories, shelves in mechanical room, tv, wall-bracket, & sound bar in family room, white cabinet in basement, alarm equipment, garage door opener & 2 remotes, shed

Exclusions

microwave oven, curtains & rods in family room and master bedroom, mirrors in ensuite bathroom (to be replaced with basic mirrors before moving)

Broker - Remarks

This absolutely immaculate, meticulously maintained home features 4+1 bedrooms, 3+1 bathrooms, and a double garage. It has hardwood floors on 2 levels, a stunning, renovated kitchen with granite counters and large peninsula with bar seating. Newly renovated ensuite bathroom, newer windows and exterior doors, a fully finished basement with a playroom, bedroom, and bathroom. New gas furnace and new roof from 2021. Fabulous location in the heart of Sherwood within walking distance to park, community pool, school, public transit and easy access to both highway 20 & 40.

Addendum

All offers must be accompanied by an up-to-date mortgage pre-approval or proof of funds.

This property is zoned for the following schools:

Lester B. Pearson School Board

- Christmas Park Elementary School (Bilingual)
- Sherbrooke Academy Junior Elementary School (Français Plus)
- Beaconsfield High School

Commission Scolaire Marguerite-Bourgeoys

- Saint-Rémi (Primaire)
- Félix-Leclerc (Secondaire)

Private

- Kuper Academy (English Elementary / Secondary)
- Collège Charlemagne (French Elementary / Secondary)
- Marie-Claire Academy (Bilingual Elementary / Secondary)

A new certificate of location was ordered. ETD end of February 2023.

The Buyer may choose the notary, but must be agreeable to the Seller.

Sale with legal warranty

Seller's Declaration

Yes SD-46756

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



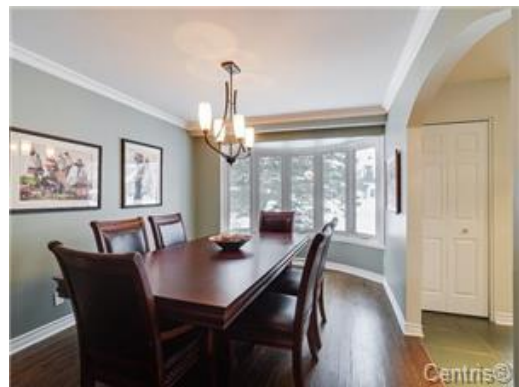
Living room



Living room



Hall



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dinette



Dinette



Family room



Family room



Powder room



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom