

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
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 Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 28035899 (Active)



**\$3,600/month X 12 month(s)**

**7A Crois. Birch  
 Beaconsfield  
 H9W 5Y5**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1987
<b>Building Type</b>	Semi-detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>	22.6 X 129 ft	<b>File Number</b>	
<b>Lot Area</b>	4,012 sqft	<b>Occupancy</b>	2024-12-01
<b>Cadastre</b>	1418317	<b>Deed of Sale Signature</b>	2024-12-01
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>	
<b>Year</b>	<b>Municipal</b>	<b>Common Exp.</b>	
<b>Lot</b>	<b>School</b>	<b>Electricity</b>	\$1,500
<b>Building</b>	<b>Infrastructure</b>	<b>Oil</b>	
	<b>Water</b>	<b>Gas</b>	
<b>Total</b>	<b>Total</b>	<b>Total</b>	\$1,500

<b>Room(s) and Additional Space(s)</b>				
<b>No. of Rooms</b>		<b>No. of Bedrooms (above ground + basement)</b>		<b>No. of Bathrooms and Powder Rooms</b>
10		3+0		2+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	18.1 X 10.4 ft	Wood	
GF	Dining room	13.2 X 9.11 ft	Wood	
GF	Kitchen	13.1 X 8.11 ft	Ceramic	quartz counters
GF	Powder room	5.1 X 5.1 ft	Ceramic	
2	Primary bedroom	15.10 X 13.5 ft	Wood	
2	ensuite	9.1 X 6.3 ft	Ceramic	
2	Bedroom	11.8 X 13.2 ft	Wood	
2	Bedroom	11.7 X 13.2 ft	Wood	
2	Bathroom	8.3 X 5 ft	Ceramic	
BA1	Playroom	23 X 16.7 ft	Wood	Fireplace-Stove. gas fireplace

<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Rented Equip. (monthly)</b>	
<b>Renovations</b>	

<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (2), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Heated, Single width
<b>Window Type</b>		<b>Carpport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite powder room	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Electric garage door opener, Outdoor storage space, Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

all light fixtures, all window coverings, dishwasher, refrigerator, stove, microwave, mirrors and bathroom accessories, central vacuum and accessories, garage door opener and remote control, garden shed.

### Exclusions

all services (electricity, television, telephone, Internet, propane, etc.), snow removal, lawn mowing.

### Remarks

Welcome to Birch Crescent in Beaconsfield's Sherwood neighbourhood! This fully renovated, semi-detached cottage features an open-concept main floor with a modern kitchen, spacious living room, and dining area. Upstairs, you'll find 3 bedrooms, including a primary suite with an ensuite bathroom and walk-in closet. The basement offers a large open space with a propane fireplace, perfect for a cozy family room, a kids playroom, or a home office. Enjoy the south-facing backyard with a wood deck for outdoor activities. A single garage provides parking and storage. Don't miss out on this charming rental property in a quiet and desirable location!

### Addendum

- No smoking allowed.
- Pets at lessor's discretion.
- Full credit check, references and proof of employment.
- Proof of tenant's insurance and liability up to \$2 million prior to occupancy.

### Seller's Declaration

No

### Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Interior



Laundry room



Interior



Powder room



Kitchen



Overall view



Living room



Overall view



Overall view



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Walk-in closet





Hall



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Interior



Playroom