ROYAL LEPAGE VILLAGE
Real Estate Agency
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Centris No. 28198778 **(Active)**

$1,499,000

555 Crois. Rockhill
Beaconsfield
H9W 3G5

Region	Montréal
Neighbourhood	Beaurepaire (South West)
Near	Lakeview
Body of Water	

Property Type	Two or more storey	**Year Built**	1948
Building Type	Detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size	43.1 X 49.10 ft irr	**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area		**Cert. of Loc.**	Yes (2012)
Lot Size	102 X 119.6 ft	**File Number**	
Lot Area	12,187.97 sqft	**Occupancy**	2022-08-31
Cadastre	1416894	**Deed of Sale Signature**	2022-06-15
Zoning	Residential		

Municipal Assessment

Year	2022
Lot	$283,100
Building	$701,600
Total	$984,700

Taxes (annual)

Municipal	$7,738 (2022)
School	$964 (2022)
Infrastructure	
Water	
Total	$8,702

Expenses/Energy (annual)

Common Exp.	
Electricity	$1,944
Oil	$2,605
Gas	
Total	$4,549

Room(s) and Additional Space(s)

No. of Rooms 16 **No. of Bedrooms (above ground + basement)** 5+0 **No. of Bathrooms and Powder Rooms** 4+0

Level	Room	Size	Floor Covering	Additional Information
GF	Dining room	19.4 X 14.2 ft	Wood	
GF	Office	10.5 X 14.6 ft	Laminate floor	
GF	Dinette	11.5 X 15.5 ft	Wood	
GF	Kitchen	14.2 X 15 ft	Wood	
GF	Living room	21.4 X 20 ft	Wood	Fireplace-Stove. Propane fireplace
GF	Bedroom	21.4 X 17 ft	Laminate floor	
GF	ensuite	6.11 X 7.8 ft	Ceramic	
GF	Family room	9.10 X 19.4 ft	Laminate floor	
GF	Bathroom	7.10 X 11.1 ft	Ceramic	
2	Primary bedroom	20.1 X 13.7 ft	Wood	
2	Ensuite	16.3 X 7.3 ft	Ceramic	
2	Bedroom	12.5 X 12.8 ft	Wood	
2	Bedroom	9.5 X 16 ft	Wood	
2	Bedroom	14.3 X 10.1 ft	Wood	

2	Bathroom	4.11 X 11.5 ft	Ceramic
2	Laundry room	5.4 X 7.8 ft	Ceramic

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	Water heater - 1 ($16), Propane tank ($18)
Water Supply	Municipality	**Renovations**	
Foundation	Poured concrete	**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (4), Garage (1)
Siding		**Driveway**	Asphalt
Windows		**Garage**	Attached, Single width
Window Type		**Carport**	
Energy/Heating	Electricity, Heating oil	**Lot**	
Heating System	Convection baseboards, Forced air	**Topography**	
Basement	Outdoor entrance, Unfinished	**Distinctive Features**	
Bathroom	Ensuite bathroom, Separate shower	**Water (access)**	
Washer/Dryer (installation)	2nd level (2nd level)	**View**	
Fireplace-Stove	Gas fireplace	**Proximity**	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		**Building's Distinctive Features**	
Equipment/Services	Central air conditioning, Electric garage door opener, Irrigation system	**Energy efficiency**	
Restrictions/Permissions			

Inclusions

All light fixtures, all windows coverings, fridge, stove, dishwasher, microwave(is non-functional but will be replaced), electric garage door opener and remote, shed, TV bracket

Exclusions

Washer, dryer, bookcases in family room

Broker - Remarks

Absolutely unique home nestled on a 12,187 sq. ft. lot in the desirable neighbourhood of Beaurepaire. This home features 5 bedrooms, 4 bathrooms, 2 main floor offices, renovated kitchen with quartz counters, renovated family bathroom and renovated ensuite with double glass shower and separate claw for tub. Please see addendum for more details.....

Addendum

This absolutely charming one of a kind home features a large entry way leading into a very spacious dining room ideal for hosting large family gatherings. Off the dining room is a main floor office with a door leading into the garage. This could also easily be converted in a mudroom. Through double French doors the dining room leads into a huge renovated kitchen with quartz counters and large dinette area. Off the dinette is a spacious living room with cathedral ceilings and patio door leading to a two tier deck. Off the living room is another large room with an ensuite bathroom. This could be used as a ground-floor primary bedroom, kid's playroom or another office.

Off the front entryway is another full bathroom with shower and separate claw-foot tub. Adjacent to this bathroom is another room that could be used as a family room or another bedroom.

Upstairs on the 2nd level you will find four more bedrooms, 2 beautifully renovated bathrooms and a separate laundry room.

This home sits on a 12,187 sq. ft. lot. It is in close proximity to the commuter train, the community pool, parks, schools, Beaurepaire village and the lake.

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

-This property has a 3-D VIRTUAL TOUR available.

-This property was pre-inspected, and a copy of the inspection report is available upon request.

-Seller ideally would like a mid-June signing with occupancy the end of August and are willing to do a rent back. Other signing and occupancy dates can also be discussed

- Offers to be submitted with a mortgage pre-approval or proof of funds.

-Offers to be submitted by 1pm on Tuesday May 17th and left open until 1pm on Wednesday May 18th.

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

Seller's Declaration Yes SD-77700

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.

Exterior

Interior

Interior

Dining room

Office

Office

Dining room

Dinette

Dinette

Kitchen

Kitchen

Kitchen

Kitchen

Living room

Living room

Bedroom

Ensuite bathroom

Ensuite bathroom

Family room

Family room

Bathroom

Bathroom

Hall

Hall