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Centris No. 28389701 (Active)



\$1,150,000

**68 Rue Burns
 Beaconsfield
 H9W 3X4**

Region Montréal
Neighbourhood Central South
Near Beaconsfield Blvd.
Body of Water

Property Type	Two or more storey	Year Built	1972
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	42 X 45 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2023)
Lot Size	50 X 157 ft irr	File Number	
Lot Area	11,265 sqft	Occupancy	2024-12-19
Cadastre	1970169	Deed of Sale Signature	2024-12-12
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$6,683 (2024)	Common Exp.	
Lot	\$602,800	School	\$853 (2024)	Electricity	\$1,737
Building	\$455,200	Infrastructure		Oil	
		Water	\$88 (2023)	Gas	
Total	\$1,058,000 (108.70%)	Total	\$7,624	Total	\$1,737

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.10 X 15.1 ft	Parquetry	Fireplace-Stove.	
GF	Dining room	12.10 X 11.10 ft	Parquetry		
GF	Kitchen	13.6 X 11.10 ft	Ceramic	granite counters	
GF	Family room	13.9 X 16.5 ft	Parquetry	Fireplace-Stove. electric fireplace	
GF	Powder room	6.8 X 7.1 ft	Ceramic		
GF	Laundry room	6.8 X 7.1 ft	Ceramic		
2	Primary bedroom	14.4 X 18.7 ft	Parquetry		
2	Bathroom	6.1 X 8.11 ft	Ceramic	ensuite	
2	Bedroom	14.4 X 10.10 ft	Parquetry		
2	Bedroom	13.4 X 15.1 ft	Parquetry		
2	Bedroom	12.2 X 12.5 ft	Parquetry		
2	Bathroom	7.11 X 8.11 ft	Ceramic		
BA1	Storage	40.10 X 26.11 ft	Concrete		
Additional Space			Size		

Garage	20.7 X 21.4 ft
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Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Heating - 2022 (\$19,316), Roof covering - 2020 (\$9,500)
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Ground floor (1st level/Ground floor)	View	
Fireplace-Stove	Fireplace - Other: electric	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

all light fixtures (except those excluded), all window coverings, dishwasher, fridge, stove, microwave, washer, dryer, alarm system hardware, hot water tank, all bathroom mirrors and fixtures, garage door openers + remotes.

Exclusions

dining room chandelier

Remarks

Welcome to 68 Burns, a charming 2-storey home in sought-after Beaconsfield South. Boasting an 11,250 sq. ft. lot on a quiet crescent, this property is within walking distance to the Beaconsfield Rec Centre, Centennial Park, and Lord Redding Yacht Club. The home features a grand entrance, spacious kitchen, formal LVR & DNR, and a cozy FMR on the main floor. Upstairs, you'll find 4 bdrms, including a primary bdrm with ensuite bthrm. The unfinished bsmnt provides ample opportunity to expand and customize the living space to your needs. Complete with a double garage, this home is perfect for a growing family looking for that prime location.

Addendum

The SELLER will not respond to any offers until August 22, 2024. This is to allow sufficient exposure to the market and for buyers and brokers to have a fair chance to visit the property.

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

The fireplaces and chimneys are sold without any warranty with respect to their functionality or compliance with applicable regulations and insurance company requirements.

Pre- listing building inspection report is available.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

The BUYER may choose the notary, but must be agreeable to the SELLER.

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

Seller's Declaration

Yes SD-51626

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



Kitchen



Dinette



Kitchen



Kitchen



Family room



Family room



Powder room



Laundry room



Hall



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom



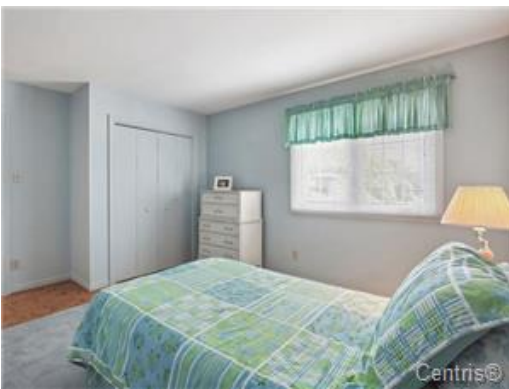
Bedroom



Bedroom



Bedroom



Bedroom



Bedroom