



**Catherine Broady**, Residential and Commercial Real Estate Broker  
 Catherine Broady Inc.  
**ROYAL LEPAGE VILLAGE**, Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
 http://www.teambroady.ca

514-891-3033 / 514-694-2121  
 Fax : 1-855-947-4757  
 cbroady@royallepage.ca



**Centris No.** 28467681 (Active)

[See all pictures](#)



**\$3,100/month X 12 month(s)**

**140B Tower Street**  
**Beaconsfield**  
**H9W 6B2**  
**Region** Montréal  
**Neighbourhood** Sherwood (North West)  
**Near**

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2008
<b>Building Type</b>	Attached	<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>	1,388 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>	2,471 sqft	<b>Occupancy</b>	2026-05-01
<b>Cadastre</b>	4088525	<b>Deed of Sale Signature</b>	2026-05-01
<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>	\$850
<b>Building</b>	<b>Infrastructure</b>	<b>Oil</b>	
	<b>Water</b>	<b>Gas</b>	
<b>Total</b>	<b>Total</b>	<b>Total</b>	\$850

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>10</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>3+0</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>1+1</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	12.10 X 20.9 ft	Wood		
GF	Kitchen	8.9 X 10.6 ft	Ceramic		
GF	Dining room	12.10 X 20.9 ft	Wood		
GF	Dinette	9.5 X 7.7 ft	Wood		
GF	Powder room	5 X 5.2 ft	Ceramic		
2	Primary bedroom	15.10 X 11.1 ft	Wood		
2	Bedroom	8.9 X 11.5 ft	Wood		
2	Bedroom	9.1 X 11.11 ft	Wood		
2	Bathroom	8.9 X 9.1 ft	Ceramic		
BA1	Family room	10 X 11.11 ft	Ceramic		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>		<b>Parkg (total)</b>	Garage (2)
<b>Siding</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more, Heated
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	basement (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<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>Property/Unit Amenity</b>	Central air conditioning, Electric garage door opener	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>	Smoking not allowed, Short-term rentals not allowed	<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Fridge, stove, dishwasher, washer, dryer, light fixtures, blinds

## Exclusions

Electricity (hydro), heating (gas), tv/internet

## Remarks

Sun-drenched executive rental in an excellent location. Prestigious neighbourhood of Beaconsfield, walking distance to the train tucked away on a quiet street.

## Addendum

- To be assumed by the prospective lessee: Electricity, heating, tv/internet

-Pets upon lessor's discretion

-No smoking of any kind inside the immovable

-A full detailed credit check, letter of employment and letter of reference required with any promise to lease

-Proof of liability insurance up to \$2 million and proof of tenants insurance for the entire duration of the lease must be given prior to occupancy

## Seller's Declaration

No

## Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Dinette



Dining room



Powder room



Powder room



Primary bedroom



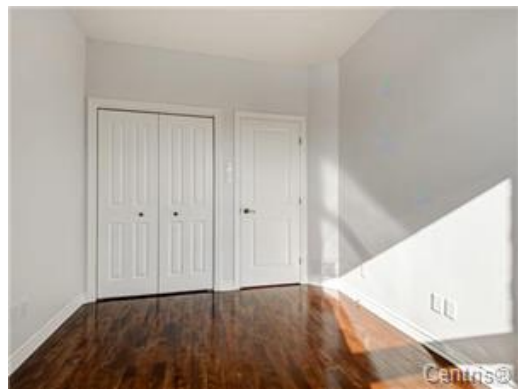
Primary bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Family room



Laundry room



Garage



Exterior entrance