

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 28668926 (Active)



\$1,190,000

179 Av. Centennial
Beaconsfield
H9W 2J6

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

Property Type	Two or more storey	Year Built	1967
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	30.3 X 54.6 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	96.7 X ft irr	File Number	
Lot Area	9,319 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	4247432	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$7,118 (2022)	Common Exp.	
Lot	\$476,200	School	\$815 (2022)	Electricity	\$2,093
Building	\$697,800	Infrastructure		Oil	
		Water		Gas	\$2,690
Total	\$1,174,000	Total	\$7,933	Total	\$4,783

Room(s) and Additional Space(s)					
No. of Rooms	14		No. of Bedrooms (above ground + basement)	4+1	
			No. of Bathrooms and Powder Rooms	4+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.2 X 20 ft	Wood		
GF	Dining room	10.5 X 15.8 ft	Wood		
GF	Kitchen	18 X 11.10 ft	Ceramic		
GF	Family room	18.6 X 10.9 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Powder room	4.9 X 4.8 ft	Ceramic		
GF	Laundry room	11.4 X 8.6 ft	Ceramic	Mudroom	
2	Primary bedroom	23.4 X 17.11 ft	Wood	Fireplace-Stove. heated floors/ gas fireplace	
2	ensuite	11.1 X 8.6 ft	Ceramic	heated floor	
2	Bedroom	10.5 X 14.7 ft	Wood		
2	Bedroom	13 X 17.1 ft	Wood		
2	Bedroom	13 X 10.9 ft	Wood		

2	Office	10.6 X 12.11 ft	Wood	
2	Bathroom	7.2 X 7 ft	Ceramic	
2	Bathroom	7.4 X 8.6 ft	Ceramic	Ensuite
BA1	Playroom	11.8 X 18.2 ft	Wood	
BA1	Playroom	14.2 X 22.7 ft	Laminate floor	
BA1	Bedroom	11.11 X 9.10 ft	Laminate floor	
BA1	Bathroom	6.9 X 6 ft	Ceramic	
Additional Space			Size	
Garage			23.4 X 21.3 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground, saltwater
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity, 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)	off kitchen (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace, Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

Fridge, stove, dishwasher, washer, dryer, fridge and freezer in garage, pool heater and accessories, hot tub, pool table and accessories, blinds, all light fixtures, two garage door openers and two remotes, gazebo, 2 sheds, fridge in master bedroom

Exclusions

Broker - Remarks

This bright and spacious home has been extended and renovated over the years. In 2009 a 2nd garage was added with a huge main bedroom extension featuring cathedral ceilings, gas fireplace, heated floors, ensuite bathroom and walk-in closet. There is also an open office space on the upper level, three more bedrooms and 2 more full bathrooms. The main floor was also renovated to create an open concept kitchen, dining room and family room. The gorgeous backyard features a heated, IG salt water pool, new composite deck and spa. The finished basement has a 5th bedroom, 4th bathroom and 2 large playroom areas. Located on a quiet crescent.

Addendum

- This property has a 3D VIRTUAL TOUR available.
- This property was pre-inspected, and a copy of the inspection report is available upon request.
- Offers to be submitted with a mortgage pre-approval or proof of funds.
- The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Sale with legal warranty

Seller's Declaration

Yes SD-09913

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



Interior



Staircase



Living room



Living room



Dining room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Laundry room



Interior



Office



Office



Office