



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

514-991-3937 / 514-694-2121
 Fax : 1-855-947-4757
mbroady@royallepage.ca



Centris No. 28715008 (Active)



\$4,300/month X 9 month(s)

**74 Av. Midland
 Beaconsfield
 H9W 4P1**

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

Property Type	Split-level	Year Built	1959
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size		Trade possible	
Living Area		Cert. of Loc.	Yes (2021)
Building Area		File Number	
Lot Size	108 X 100 ft	Occupancy	2024-12-01
Lot Area	10,900 sqft	Deed of Sale Signature	
Cadastre	1416790		
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)	
Year	Municipal	Common Exp.	
Lot	School	Electricity	\$3,640
Building	Infrastructure	Oil	
	Water	Gas	
Total	Total	Total	\$3,640

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.9 X 8.1 ft	Wood		
GF	Dining room	23.6 X 15.9 ft	Wood	dINETTE	
GF	Kitchen	12.6 X 12.6 ft	Ceramic	heated floors	
GF	Powder room	3 X 5.2 ft	Ceramic		
2	Primary bedroom	12.1 X 12.3 ft	Wood	walk-in	
2	ensuite	7.3 X 12.3 ft	Ceramic	double vanity	
2	Bedroom	15.8 X 12.7 ft	Wood		
2	ensuite	7.8 X 7.5 ft	Ceramic		
GL	Bedroom	14.8 X 10.6 ft	Wood		
GL	Bedroom	11.7 X 11.6 ft	Wood		
BA1	Playroom	18.11 X 23.1 ft	Laminate floor		
BA1	Bathroom	12.6 X 12.5 ft	Ceramic	washer/dryer	
Additional Space			Size		
Garage			13.11 X 20.10 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground, Salted
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Detached, Single width
Window Type		Carpport	
Energy/Heating	Hot water	Lot	
Heating System	Hot water, Radiant	Topography	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM)
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted air conditioning, Electric garage door opener, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions	Smoking not allowed	Mobility impaired accessible	
Pets			

Inclusions

all light fixtures, all window coverings, refrigerator, stove, dishwasher, washer, dryer, garage door opener with remote, hot water tank, pool equipment and accessories, backyard shed, pool opening and closing, snow removal, grass cutting.

Exclusions

pool cleaning, routine maintenance, all utilities (tv, phone, internet, hydro, gas, etc.)

Remarks

Charming 4-bedroom split-level home for rent on a peaceful street in Beaconsfield. This property boasts a modern kitchen, 2 upper bedrooms each with private ensuite bathrooms, a generous backyard, and a stunning inground pool. Ideally situated near parks and schools, it's an excellent fit for families or executive tenants. Available immediately!

Addendum

- Pets at the discretion of the landlord
- No smoking
- Offers to lease must include full credit report with credit score, as well as proof of employment, proof of income, and past references
- LESSEE must maintain renter's liability insurance for duration of lease.
- Please inquire about "RENTAL GUIDELINES" before submitting an offer.

Seller's Declaration

No

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency



Frontage



Back facade



Aerial photo



Interior



Living room



Living room



Living room



Overall view



Overall view



Dining room



Dinette



Dinette



Overall view



Kitchen



Kitchen



Kitchen



Kitchen



Overall view



Powder room



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom