



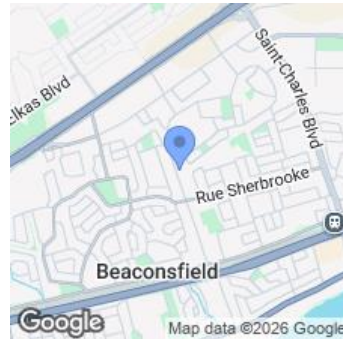
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Centris No. 28800262 (Active)

[See all pictures](#)



\$2,795,000

281 Westcroft Road
Beaconsfield
H9W 2M5
Region Montréal
Neighbourhood Sherwood (North West)
Near Royal

Body of Water

Property Type	Two or more storey	Year Built	2021
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	48 X 55 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	70 X 149 ft	File Number	
Lot Area	10,499 sqft	Occupancy	2026-07-06
Cadastre	6505766	Deed of Sale Signature	2026-07-06
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$12,539 (2026)	Common Exp.	
Lot	\$365,800	School	\$1,676 (2026)	Electricity	\$4,640
Building	\$1,649,200	Infrastructure		Oil	
		Water		Gas	\$1,580
Total	\$2,015,000 (138.71%)	Total	\$14,215	Total	\$6,220

Room(s) and Additional Space(s)					
No. of Rooms	19	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	12.8 X 19.1 ft	Wood	Fireplace-Stove. gas fireplace	
GF	Dining room	12.8 X 19 ft	Wood		
GF	Kitchen	11.7 X 19 ft	Wood	quartz counters	
GF	Dinette	11.2 X 8.3 ft	Wood		
GF	Family room	13.1 X 19.7 ft	Wood	Fireplace-Stove. gas fireplace	
GF	Powder room	6.10 X 2.11 ft	Ceramic		
GF	Mudroom	8.5 X 6.10 ft	Ceramic		
2	Primary bedroom	16.2 X 20.11 ft	Wood	Fireplace-Stove. walk-in, gas fireplace	
2	ensuite bathroom	10.1 X 16.10 ft	Ceramic	Fireplace-Stove. separate shower	
2	Jack & Jill bathroom	9.1 X 9.4 ft	Ceramic	sparate shower	
2	Bedroom	15 X 15.4 ft	Wood	walk-in	
2	Bedroom	12.7 X 14.9 ft	Wood	walk-in	
2	Bedroom	13.3 X 15 ft	Wood	walk-in	

2	Office	11.8 X 11.8 ft	Wood	
2	Bathroom	8.3 X 5.2 ft	Ceramic	
2	Laundry room	13.3 X 6.2 ft	Ceramic	
BA1	Playroom	23.8 X 38.6 ft	Laminate floor	
BA1	Home theatre	12.3 X 16.3 ft	Carpet	
BA1	Bedroom	12 X 14.11 ft	Laminate floor	office
BA1	Bathroom	5.1 X 8.6 ft	Ceramic	
BA1	Mudroom	8.10 X 8.11 ft	Ceramic	
Additional Space			Size	
Garage			20.10 X 22.8 ft	

Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Foundation	Poured concrete		Pool	Heated, Inground
Roofing	Asphalt shingles		Parkg (total)	Driveway (6), Garage (2)
Siding			Driveway	Double width or more, Paving stone
Windows			Garage	Attached, Double width or more, Heated
Window Type			Carport	
Energy/Heating	Natural gas		Lot	Fenced, Landscaped
Heating System	Forced air		Topography	
Basement	6 feet and more, Finished basement		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, Réseau Express Métropolitain (REM)
Kitchen Cabinets			Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Private yard, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Outdoor storage space, Alarm system		Energy efficiency	
Restrictions/Permissions			Mobility impaired accessible	
Pets				

Inclusions
all light fixtures, all window coverings, all bathroom mirrors and fixtures, dishwasher, fridge, stove, microwave, washer, dryer, complete home gym including all equipment, complete home theatre equipment & seating, dining room table and chairs, all televisions and brackets, central vacuum, alarm system hardware, 2 garage door openers & remotes, barbecues, all backyard patio furniture, all pool equipment and accessories.

Exclusions

Remarks
Experience a rare opportunity with this stunning 2021 build on coveted Westcroft Road. Nestled in the heart of the mature Sherwood neighbourhood on over 10,000 sq.ft. of land, this home perfectly blends modern luxury with a classic setting. Featuring 4+1 bdrms and 4+1 bthrms, the residence boasts a dream basement complete with a home gym and state-of-the-art theatre. The resort-style backyard is a true oasis with a pool, firepit, and professional landscaping. Ideally located steps from Royal and Windermere parks and close to both Sherbrooke Academy campuses. Let's make it yours!

Addendum

Nestled in the heart of Beaconsfield's historic Sherwood neighbourhood, 281 Westcroft represents a rare opportunity. While the area is celebrated for its grand, traditional homes and mature tree canopy, this residence offers the peace of mind and sophisticated design of a recent build.

The heart of the home is an expansive, light-filled open-concept kitchen and family room. The kitchen features a massive island with bar seating, perfect for both busy mornings and social gatherings. This space flows seamlessly into a family room anchored by a sleek gas fireplace, with large patio doors leading directly to the backyard. For more formal occasions, the home offers a spacious dining room and a living room centered around its own gas fireplace. A functional mudroom off the garage and a chic powder room complete this level.

The second floor is thoughtfully designed for layout and utility. It features four generous bedrooms and three full bathrooms, including a stunning primary suite with a third gas fireplace and a spa-like ensuite bathroom. Two additional bedrooms share a Jack-and-Jill bathroom, while the fourth bedroom has its own easy access to a full hallway bathroom. Toward the front of the home, a wide-open loft serves as the perfect home office, benefiting from abundant natural light through large windows. For added convenience, a dedicated laundry room is also located on this level.

The finished basement adds significant living space, featuring a fully-equipped home gym and a dedicated theatre room. This home-cinema space comes complete with a state-of-the-art surround sound system and custom movie seating - all of which are included in the sale. This level also includes a large playroom, a full bathroom, and a guest bedroom or secondary office. A dedicated basement mudroom provides convenient, direct access to the garage.

The backyard is a private oasis and a true passion project, now featuring a significantly expanded footprint after the owners acquired an additional 1,400 sq.ft. of land, adding 15 feet of extra depth to the rear of the yard. The grounds center around a heated, inground saltwater pool and a new cabana that is fully integrated with the home's audio system for seamless outdoor music. For the ultimate entertainer, the space boasts a massive built-in Napoleon gas BBQ, complete with an outdoor fridge and a large stone island. An outdoor gas firepit and included premium lawn furniture provide the perfect setting for family gatherings amidst extensive professional landscaping.

The home is steps from Royal Park, Windermere Aquatic Club and Windermere park itself, which offers tennis courts, an outdoor hockey rink, basketball, soccer, and baseball facilities. With close proximity to both Sherbrooke Academy campuses, this property is perfectly positioned for family life in Beaconsfield.

For the truly "turnkey" buyer, the SELLER is open to including all interior furniture in the sale.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at the buyer's own risk

Seller's Declaration

Yes SD-90211

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



Backyard



Pool



Interior



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Other



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bathroom



Bathroom