



**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 : 514-695-1869  
[mbroady@royallepage.ca](mailto:mbroady@royallepage.ca)



**Centris No.** 9561360 (Active)



**\$1,738,000**

**291 Crois. Pinetree**  
**Beaconsfield**  
**H9W 5E2**

**Region** Montréal  
**Neighbourhood** Central South  
**Near** Blvd. Beaconsfield  
**Body of Water** Lac St. Louis

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1967
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	67 X 29 ft irr	<b>Trade possible</b>	
<b>Living Area</b>	2,604 sqft	<b>Cert. of Loc.</b>	Yes (2020)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	90 X 116 ft	<b>Occupancy</b>	70 days PP/PR
<b>Lot Area</b>	10,439 sqft		Accepted
<b>Cadastre</b>	1970566	<b>Deed of Sale Signature</b>	60 days PP/PR
			Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2022	<b>Municipal</b>	\$9,089 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$678,900	<b>School</b>	\$1,163 (2022)	<b>Electricity</b>	\$3,930
<b>Building</b>	\$934,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,613,000 (107.75%)	<b>Total</b>	\$10,252	<b>Total</b>	\$3,930

Room(s) and Additional Space(s)								
No. of Rooms	15		No. of Bedrooms (above ground + basement)	4+1		No. of Bathrooms and Powder Rooms	3+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	20.5 X 14 ft	Wood	Fireplace-Stove. electric fireplace				
GF	Family room	16.9 X 14.6 ft	Wood	Fireplace-Stove. wood fireplace				
GF	Dining room	23.4 X 13.9 ft	Wood					
GF	Kitchen	16.3 X 20.3 ft	Wood	Fireplace-Stove. wood fireplace				
GF	Powder room	3.10 X 5.4 ft	Ceramic					
2	Primary bedroom	16.8 X 11.10 ft	Wood	walk-in closet				
2	ensuite	12.8 X 5.8 ft	Ceramic					
2	Bedroom	14.5 X 10.2 ft	Wood					
2	Bedroom	19.2 X 13.10 ft	Wood					
2	Bedroom	16.2 X 10.6 ft	Wood					
2	Bathroom	8.7 X 8.1 ft	Ceramic	separate tub & glass shower				
BA1	Playroom	21.9 X 13.2 ft	Flexible floor coverings					

BA1	Gym	15.8 X 13.1 ft	Flexible floor coverings
BA1	Bedroom	12.11 X 13.8 ft	Flexible floor coverings
BA1	Bathroom	9.10 X 5 ft	Ceramic

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more, Heated
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	Access (Lake)
<b>Washer/Dryer (installation)</b>	laundry room (2nd level)	<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>Equipment/Services</b>	Central air conditioning, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	

## Inclusions

all light fixtures, all window coverings, dishwasher, stove, exhaust hood, wine fridge, all bathroom mirrors and fixtures, backyard shed, all pool equipment and accessories, garage door opener with remote, garage heater, gazebo, hot water heater

## Exclusions

fridge

## Broker - Remarks

Stunning 4+1 bdrm, 3+1 bthrm home located on prestigious Pinetree Crescent in Beaconsfield south. This property has been tastefully renovated and extensively re-built with quality and attention to detail. Boasting over 10,400 sq. ft. of land. Spectacular west-facing backyard complete with IG pool and a sprawling unistone patio. Gorgeous, open-concept kitchen with a massive center island, a walk-in pantry, and access to the backyard. The primary bedroom is complete with a walk-in closet and ensuite bthrm. Laundry is located on the 2nd floor. The newly finished bsment includes a 5th bdrm and 3rd bthrm as well as a sitting area, and a home gym.

## Addendum

Living area is 2,604 sq. ft. above-grade, but totals 3,624 sq. ft. including the basement.

There is a right of passage for access to the water at the bottom of the crescent. Ask listing broker for more details.

This property has been pre-inspected. Inspection report is available.

All offers must be accompanied by an up-to-date, written letter of financial pre-qualification.

Wood fireplaces and chimneys are non-functional and for aesthetic purposes only.

The backyard shed and pool heater do not conform with city set-backs. The shed also encroaches on the Bell/Hydro servitude.

Choice of notary must be approved by the SELLER.

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.

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

**Seller's Declaration**

Yes SD-17882

**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



Frontage



Back facade



Frontage



Back facade



Living room



Living room



Family room





Family room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Powder room



Hall



Staircase



Hall



Primary bedroom



Ensuite bathroom



Bedroom