

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 9759003 (Active)



\$639,000

**106Z Crois. Michael
 Beaconsfield
 H9W 2C6**

Region Montréal
Neighbourhood Forest Gardens (Central North)
Near
Body of Water

Property Type	Two or more storey	Year Built	2006
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	39 X ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2006)
Lot Size		File Number	
Lot Area		Occupancy	2024-11-25
Cadastre	3770948	Deed of Sale Signature	2024-11-25
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,757 (2024)	Common Exp. (\$225/month)	\$2,700
Lot	\$231,200	School	\$465 (2024)	Electricity	\$1,674
Building	\$347,400	Infrastructure		Oil	
		Water		Gas	
Total	\$578,600 (110.44%)	Total	\$4,222	Total	\$4,374

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.5 X 16 ft	Wood	Fireplace-Stove. electric fireplace	
GF	Dining room	13.3 X 12.1 ft	Wood		
GF	Kitchen	9.7 X 10.3 ft	Ceramic	Patio door	
GF	Dinette	9.7 X 10.4 ft	Ceramic		
GF	Powder room	5.6 X 5.2 ft	Ceramic		
2	Primary bedroom	13.9 X 15.5 ft	Wood		
2	ensuite bathroom	5.6 X 7.6 ft	Ceramic		
2	Bedroom	9.11 X 11.9 ft	Parquetry		
2	Bedroom	9.3 X 12.4 ft	Parquetry		
2	Bathroom	9.3 X 8.3 ft	Ceramic		
BA1	Playroom	12.9 X 17 ft	Laminate floor	access to garage	
BA1	Laundry room	5.3 X 6.2 ft	Laminate floor		
Additional Space			Size		
Garage			12.10 X 19.10 ft		

Features

Sewage System

Municipality

Water Supply

Municipality

Foundation

Poured concrete

Roofing

Asphalt shingles

Siding

Windows

Window Type

Energy/Heating

Electricity

Heating System

Forced air

Basement

6 feet and more, Finished basement, access to garage

Bathroom

Ensuite bathroom

Washer/Dryer (installation)

basement (Basement 1)

Fireplace-Stove

Fireplace - Other: Electric

Rented Equip. (monthly)

Renovations

Pool

Parkg (total)

Driveway (2), Garage (1)

Driveway

Asphalt

Garage

Attached, Heated, Single width

Carpport

Lot

Topography

Distinctive Features

Water (access)

View

Proximity

Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Public transportation

Kitchen Cabinets

Building's Distinctive

Features

Property/Unit Amenity

Central air conditioning, Electric garage door opener, Central heat pump

Energy efficiency

Restrictions/Permissions

Mobility impaired

Pets

accessible

Inclusions

All light fixtures (except Dining room chandelier), washer, dryer, electric blind in living room and remote, all window coverings as installed, electric garage door opener and remote

Exclusions

dining room light fixture, fridge, stove, dishwasher

Remarks

Bright and spacious semi-detached condo features an open concept living room and dining room with electric fireplace and hardwood floors. The spacious kitchen includes a dining area and a patio door that leads onto a wood deck and a large south facing backyard. The upstairs includes 3 good sized bedrooms. The primary suite has a walk-in closet and an ensuite bathroom with shower. The family bathroom includes a large soaker bathtub and separate shower. The finished basement features a playroom, laundry, and access to the garage. Walking distance to commuter train, bus stop, shops, restaurants, parks and schools. Easy access to Highway 20!

Addendum

-Pre-sale building inspection report is available

-All offers must be accompanied by a current financial pre-qualification letter or proof of funds

-The buyer can choose the notary, but he must agree with the seller.

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

Seller's Declaration

Yes SD-12016

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



Living room



Living room



Living room



Overall view



Dining room



Kitchen



Kitchen



Dinette



Kitchen



Dinette



Overall view



Powder room



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Hall