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Centris® No. 15691042 (Active)



\$649,000

**32 Boul. Lakeview
 Beaconsfield
 H9W 4P9**

Region Montréal
Neighbourhood Beaugreuil (South West)
Near Beaconsfield Blvd.
Body of Water

Property Type	Two or more storey	Year Built	1950
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	50.1 X 36.4 ft irr	Repossession	
Living Area	2,954 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2016)
Lot Size	75 X 201 ft	File Number	
Lot Area	15,069 sqft	Occupancy	15 days PP/PR Accepted
Cadastre	1416860	Deed of Sale Signature	15 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2016	Municipal	\$4,203 (2016)	Common Exp.	
Lot	\$299,300	School	\$759 (2016)	Electricity	
Building	\$183,400	Infrastructure		Oil	
		Water		Gas	
Total	\$482,700	Total	\$4,962	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	21.9 X 12.2 ft	Wood	Fireplace-Stove.	
GF	Kitchen	12.7 X 12.1 ft	Wood		
GF	Dining room	12.7 X 10.4 ft	Wood		
GF	Family room	31.2 X 11.4 ft	Wood	Fireplace-Stove.	
2	Master bedroom	13.7 X 12.2 ft	Carpet		
2	Bedroom	12.6 X 8.2 ft	Wood		
2	Bedroom	17.5 X 12.3 ft	Wood		
2	Bedroom	23 X 15.6 ft	Carpet		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	
Renovations	

Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (1)
Siding	Aluminum	Driveway	Asphalt, Double width or more
Windows		Garage	Built-in, Single width
Window Type		Carpport	
Energy/Heating	Electricity, Natural gas	Lot	
Heating System	Electric baseboard units, Forced air	Topograpy	
Basement	6 feet and more	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Elementary school, High school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

Fridge, stove, washer, dryer, dishwasher

Exclusions

Broker - Remarks

Extended cottage set on oversize 15000+ sf lot, steps from Lake St Louis waterfront.

Addendum

Large mature yard with in-ground pool and sunny south-west orientation. Located south of Beaconsfield boulevard in sought-after Beaufort village - a short walk to stores, cafés and restaurants. Surrounded by \$1,000,000+ homes, this property represents an opportunity for a sophisticated buyer to renovate and decorate to their tastes.

Sale with legal warranty

Seller's Declaration

Yes SD-53232

Source

IMMEUBLES DEAKIN REALTY, 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.



Exterior



Living room



Kitchen



Kitchen



Dining room



Family room



Staircase



Master bedroom



Master bedroom



Master bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Backyard



Backyard



Backyard



Backyard



Aerial photo



Aerial photo