

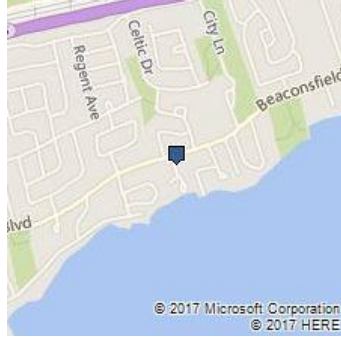


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Centris® No. 22160706 (Active)



\$999,000

**11 Garrison Lane
 Beaconsfield
 H9W 5C3**

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

Property Type	Two or more storey	Year Built	1969
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	57.7 X 42.6 ft irr	Repossession	
Living Area	2,509 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2014)
Lot Size	101 X 100 ft	File Number	
Lot Area	10,067 sqft	Occupancy	95 days PP/PR Accepted
Cadastre	1970257	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$8,339 (2017)	Common Exp.	
Lot	\$322,800	School	\$1,573 (2017)	Electricity	
Building	\$632,600	Infrastructure		Oil	
		Water		Gas	
Total	\$955,400	Total	\$9,912	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	17 X 12.6 ft	Wood		
GF	Dining room	14.6 X 11 ft	Wood		
GF	Living room	24 X 13 ft	Wood	Fireplace-Stove.	
GF	Family room	20 X 12 ft	Wood	Fireplace-Stove.	
2	Master bedroom	28 X 12 ft irr	Wood	+ensuite	
2	Bedroom	12 X 10 ft	Wood		
2	Bedroom	13.6 X 11.6 ft	Wood		
2	Bedroom	13.6 X 9 ft	Wood		
Additional Space			Size		
Garage			19.6 X 22.8 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$12)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (2)
Siding	Asphalt shingles, Brick	Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
Window Type	Sliding	Carport	
Energy/Heating	Natural gas	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	Cul-de-sac
Bathroom	Ensuite bathroom, Separate shower, Whirlpool bath	Water (access)	Access
Washer/Dryer (installation)	Master bedroom (2nd level)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Daycare centre, Elementary school, High school, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener, Alarm system	Energy efficiency	

Inclusions

Gas stove, fridge, electric stove, microwave, dishwasher, washer & dryer, armoire in master bedroom, garage door remotes

Exclusions

Dining room chandelier, hot tub, alarm system, Wall mounted TV in family room

Broker - Remarks

EXCEPTIONAL LOCATION! Unrivaled quality in this elegant home, in a prestigious, peaceful waterfront crescent with deeded access to Lac St-Louis. Refined taste, glorious space and light, combined with luxurious comfort looking on a magnificently arranged garden. An intimate, peaceful haven - a stunningly beautiful house.

Addendum

2003: Converted the heating system from oil to Natural gas, AC system, bathroom on the master bedroom.

2011: New roof -- added insulation and improved the ventilation in the attic. First and second floor windows were all changed, along with main door and back door.

2014: Removal of the in-ground pool and re-landscaping the back yard.

2015: Pyrite test: Basement PSP1 of 3 & Garage PSP1 11. Report is available.

2016: repaired some brick work and replaced the living room chimney. Garage floor was redone with newly poured concrete and all minor cracks in foundation were repaired. Installed new garage doors. The front stone pathway was extended. Improved existing landscaping in front and back of the house including adding cedars for additional privacy. Replaced all outdoor light fixtures. Installed new cabanon. Installed a central vacuum & alarm system. Added all new recessed lighting on complete main floor and in some areas in the second floor. The main floor was completely reconfigured and renovated.

Laundry room is relocated to the upper floor.

Sale with legal warranty

Seller's Declaration

Yes SD-68908

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



Hall



Hall



Living room



Living room



Family room



Family room



Family room



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Powder room



Staircase



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Backyard



Backyard



Backyard