

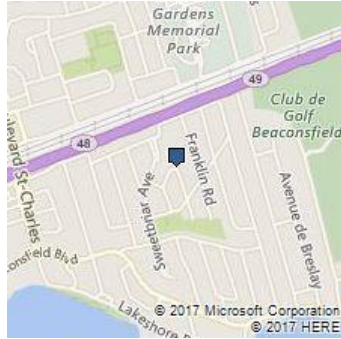


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**Centris® No.** 22994079 (Active)



**\$539,000**

**73 Rue Watford  
 Beaconsfield  
 H9W 5P1**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Willowbrook  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1972
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	46.6 X 26.1 ft	<b>Repossession</b>	
<b>Living Area</b>	1,820 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>	138.8 X 176.1 ft irr	<b>File Number</b>	
<b>Lot Area</b>	15,296 sqft	<b>Occupancy</b>	2017-08-15
<b>Cadastre</b>	2425347	<b>Deed of Sale Signature</b>	2017-08-15
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2017	<b>Municipal</b>	\$3,750 (2017)	<b>Common Exp.</b>	
<b>Lot</b>	\$255,900	<b>School</b>	\$702 (2017)	<b>Electricity</b>	
<b>Building</b>	\$175,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$431,200	<b>Total</b>	\$4,452	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	8	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	17 X 12 ft	Wood		
GF	Family room	17 X 13 ft	Wood	Fireplace-Stove.	
2	Living room	17.6 X 13 ft	Wood		
2	Dining room	12 X 10 ft	Wood		
2	Butler's pantry	12 X 7 ft	Wood		
2	Master bedroom	14 X 12 ft	Wood	+ensuite	
2	Bedroom	13.6 X 7.6 ft	Wood		
2	Bedroom	10 X 10 ft	Wood		
<b>Additional Space</b>			<b>Size</b>		
Garage			20 X 20 ft		

<b>Features</b>			
<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>	Inground
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>	Brick, Vinyl	<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Fenced
<b>Heating System</b>	Forced air	<b>Topograpy</b>	Flat
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	Street corner
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Elementary school, Golf, High school, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	

### Inclusions

Microwave, built-in oven, stove top, hot wtaer tank

### Exclusions

None

### Broker - Remarks

This raised bungalow has undergone a massive, recent renovation/re-design - unique and sensible. Truly unique and an absolute "must see". Walk to Village, train & shopping. Available now.

### Addendum

Kitchen, baths, windows, pool, landscaping, furnace, just beautiful. Located on a sleepy quiet crescent in Beaconsfield SE. Fabulous piece of land ...huge....15000+ sqft. Allows for two distinct areas, one for pool (separate) with the other for playground and or garden.

### Sale with legal warranty

### Seller's Declaration

Yes SD-68818

### 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



Exterior



Staircase



Staircase



Living room



Living room



Dining room



Other



Other



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Bathroom



Backyard



Backyard



Backyard