

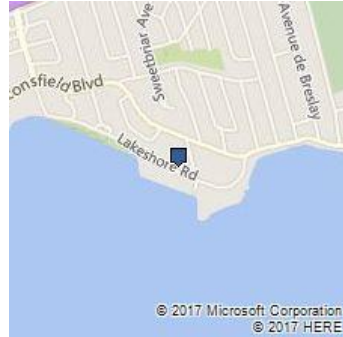


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Centris® No. 13668516 (Active)



\$1,225,000

41 Rue Lakeshore
Beaconsfield
H9W 4H6

Region Montréal
Neighbourhood South East
Near Old Church
Body of Water

Property Type	Two or more storey	Year Built	1877, Historic
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	33 X 47 ft irr	Repossession	
Living Area	2,000 sqft	Trade possible	
Building Area	1,090 sqft	Cert. of Loc.	Yes (2005)
Lot Size	75 X 253 ft irr	File Number	
Lot Area	20,322 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	2424904	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$5,900 (2017)	Common Exp.	
Lot	\$461,900	School	\$1,144 (2017)	Electricity	\$1,800
Building	\$200,500	Infrastructure		Oil	\$800
		Water		Gas	
Total	\$662,400	Total	\$7,044	Total	\$2,600

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	Living room	12 X 16 ft	Wood	Fireplace-Stove.	
GF	Dining room	12 X 13.6 ft	Wood		
GF	Kitchen	16 X 12 ft	Wood		
GF	Office	12.6 X 12 ft	Wood		
GF	Family room	10.6 X 13.6 ft	Wood	or bedroom	
2	Master bedroom	18.6 X 12 ft	Wood		
2	Bedroom	12 X 13.6 ft	Wood		
2	Bedroom	12.6 X 14 ft	Wood		
BA1	Playroom	11.6 X 23.6 ft	Carpet		
BA1	Workshop	10 X 11.6 ft	Concrete		
BA1	Mudroom	5.6 X 15 ft	Ceramic		
Additional Space			Size		

Garage	22 X 22 ft
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Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	Poured concrete
Roofing	Sheet metal
Siding	Wood
Windows	Aluminum, Wood
Window Type	Casement
Energy/Heating	Dual energy, Electricity, Heating oil
Heating System	Forced air
Basement	6 feet and more, Finished basement, Outdoor entrance
Bathroom	Separate shower
Washer/Dryer (installation)	Powder room (1st level/Ground floor)
Fireplace-Stove	Wood fireplace
Kitchen Cabinets	Wood
Equipment/Services	Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump
Rented Equip. (monthly)	Propane tank (\$10)
Renovations	
Pool	
Parking	Driveway (8), Garage (2)
Driveway	Asphalt, Double width or more
Garage	Built-in, Double width or more
Carport	
Lot	
Topography	
Distinctive Features	
Water (access)	
View	Panoramic, View of the water
Proximity	
	Bicycle path, Golf, Highway, Park, Public transportation
Building's Distinctive Features	
Energy efficiency	

Inclusions
None

Exclusions
Propane tank is rented

Broker - Remarks
Situated on one of the most desirable, one way, lake front streets in the West Island, this fully renovated Victorian home features south facing water views, and is within walking distance to waterfront parks, the Beaconsfield Yacht Club and quaint Pointe-Claire Village.

Addendum
The home is one of the original "Six Sisters" cottages built by John-Henry Menzies in 1877 on the Old Lakeshore road as part of the Grove Hotel (Beaconsfield Yacht Club). Features top quality materials throughout while keeping the charm and authenticity of the home intact. Original wide plank pine floors, 9' coffered ceilings, paneled walls, birch paneled office/library, central air, central vacuum, alarm system, fireplace, gas stove, recessed lighting and a finished basement, with separate entrance, could be a potential rental or in-law option. Oversized 2 car garage.
This home was designed during a period where people embraced porch lifestyle and connecting with community. Outdoor living can be enjoyed with over 800 sq ft of covered and open porch space on 3 separate decks for entertaining or simply taking in lake breezes and sunsets on the porch swing. With almost ½ acre of mature garden, this property provides for privacy and a peaceful country setting close to everything.

Sale with legal warranty

Seller's Declaration	Yes SD-74856
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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



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Office



Family room



Powder room



Master bedroom



Master bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Basement



Garage



Balcony



Balcony



Backyard