



Nancy Kemp Deakin, Certified Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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Centris® No. 14477668 (Active)



\$745,000

199 Sherwood Road
Beaconsfield
H9W 2G9

Region Montréal
Neighbourhood Sherwood (North West)
Near Windermere
Body of Water

| | | | |
|--------------------------|--------------------|-------------------------------|------------|
| Property Type | Two or more storey | Year Built | 1966 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 34.9 X 49.6 ft | Repossession | |
| Living Area | 2,080 sqft | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2017) |
| Lot Size | 84 X 100 ft irr | File Number | |
| Lot Area | 7,300 sqft | Occupancy | 2018-02-07 |
| Cadastre | 1969883 | Deed of Sale Signature | 2018-02-05 |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|-----------|-----------------------|----------------|---------------------------------|---------|
| Year | 2017 | Municipal | \$4,583 (2017) | Common Exp. | |
| Lot | \$179,700 | School | \$926 (2017) | Electricity | \$3,000 |
| Building | \$353,500 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$533,200 | Total | \$5,509 | Total | \$3,000 |

| Room(s) and Additional Space(s) | | | | |
|----------------------------------------|------------------|------------------------|-----------------------|------------------------------------------|
| No. of Rooms | | No. of Bedrooms | | No. of Bathrooms and Powder Rooms |
| 9 | | 4+0 | | 2+1 |
| Level | Room | Size | Floor Covering | Additional Information |
| GF | Living room | 11.10 X 18 ft | Wood | Fireplace-Stove. |
| GF | Dining room | 10 X 11.10 ft | Wood | |
| GF | Family room | 12.8 X 17.8 ft | Wood | Fireplace-Stove. |
| GF | Kitchen | 10 X 13.9 ft | Ceramic | |
| GF | Dinette | 17.2 X 10.5 ft | Wood | |
| 2 | Master bedroom | 12 X 16 ft | Wood | +ensuite |
| 2 | Bedroom | 12 X 10.6 ft | Wood | |
| 2 | Bedroom | 10.6 X 13 ft | Wood | |
| 2 | Bedroom | 10.6 X 13 ft | Wood | |
| BA1 | Playroom | 10 X 20 ft | vinyl | |
| BA1 | Office | 10 X 8 ft | vinyl | |
| BA1 | Cellar/Cold room | 6 X 12 ft | Concrete | "wine cellar" |
| Additional Space | | | Size | |
| | Garage | | 19.6 X 20 ft | |

Features

| | | | |
|------------------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Sewage System | Municipality | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | |
| Roofing | Asphalt shingles | Parking | Driveway (4), Garage (2) |
| Siding | Brick, Vinyl | Driveway | Asphalt |
| Windows | | Garage | Attached |
| Window Type | Casement | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Forced air | Topography | |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | Ensuite bathroom | Water (access) | |
| Washer/Dryer (installation) | Powder room (1st level/Ground floor) | View | |
| Fireplace-Stove | Wood fireplace | Proximity | Bicycle path, Commuter train, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Equipment/Services | Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump | Energy efficiency | |

Inclusions

Fridge, stove, microwave, dishwasher, all window coverings, wall cabinet in family bath

Exclusions

Washer, dryer, basement refrigerator, BBQ, three light fixtures above fireplace in family room.

Broker - Remarks

To follow

Addendum

To follow

Sale with legal warranty

Seller's Declaration

Yes SD-76763

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



Family room



Family room



Kitchen



Kitchen



Dinette



Dinette



Dining room



Hall



Master bedroom



Master bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Basement



Backyard



Backyard