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**Centris® No. 15276211 (Active)**



**\$949,000**

**244 Alice-Carrière Street**  
**Beaconsfield**  
**H9W 6E3**

**Region** Montréal  
**Neighbourhood** Sherwood (North West)  
**Near** Malcolm-Beaton  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1993
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	44.5 X 42 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2018)
<b>Lot Size</b>	70 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	7,000 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1417936	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2018	<b>Municipal</b>	\$4,820 (2018)	<b>Common Exp.</b>	
<b>Lot</b>	\$224,400	<b>School</b>	\$958 (2017)	<b>Electricity</b>	\$2,855
<b>Building</b>	\$327,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$407 (2017)	<b>Gas</b>	
<b>Total</b>	\$551,500	<b>Total</b>	\$6,185	<b>Total</b>	\$2,855

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>8</b>	<b>No. of Bedrooms</b>	<b>4+1</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>2+1</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	17 X 12 ft	Wood		
GF	Kitchen	22 X 17 ft	Ceramic	+ dinette	
GF	Dining room	12 X 12 ft	Wood		
GF	Family room	19.6 X 12 ft	Wood	Fireplace-Stove. gas fireplace	
2	Master bedroom	18 X 12 ft	Wood	+ huge ensuite	
2	Bedroom	14 X 11 ft	Carpet		
2	Bedroom	11 X 10.6 ft	Carpet		
2	Bedroom	12 X 11.6 ft	Carpet		
BA1	Bedroom	14.6 X 12 ft	Carpet	or office	
BA1	Playroom	18.6 X 18 ft	Laminate floor		
BA1	Workshop	23 X 14 ft	Concrete		
BA1	Laundry room	11 X 5 ft	Linoleum		

BA1	Wine cellar	11 X 4 ft	Concrete
<b>Additional Space</b>			<b>Size</b>
Garage			20 X 19 ft
<b>Features</b>			
<b>Sewage System</b>	Municipality		<b>Rented Equip. (monthly)</b> Propane tank (\$10)
<b>Water Supply</b>	Municipality		<b>Renovations</b>
<b>Foundation</b>	Poured concrete		<b>Pool</b>
<b>Roofing</b>	Asphalt shingles		<b>Parking</b> Driveway (4), Garage (2)
<b>Siding</b>	Brick		<b>Driveway</b> Double width or more, Paving stone
<b>Windows</b>			<b>Garage</b> Built-in, Double width or more
<b>Window Type</b>			<b>Carport</b>
<b>Energy/Heating</b>	Electricity		<b>Lot</b>
<b>Heating System</b>	Forced air, Radiant		<b>Topography</b>
<b>Basement</b>	6 feet and more, Finished basement		<b>Distinctive Features</b>
<b>Bathroom</b>	Ensuite bathroom, Separate shower		<b>Water (access)</b>
<b>Washer/Dryer (installation)</b>	Laundry room (Basement 1)		<b>View</b>
<b>Fireplace-Stove</b>	Gas fireplace		<b>Proximity</b> Bicycle path, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>			<b>Building's Distinctive Features</b>
<b>Equipment/Services</b>	Central air conditioning, Electric garage door opener, Alarm system		<b>Energy efficiency</b>

### Inclusions

GE fridge, stove, dishwasher, Panasonic micro-wave, Kenmore washer & dryer, Toro sprinkler system, alarm system, blinds, curtains & rods

### Exclusions

Dining room light fixture

### Broker - Remarks

This custom-built executive home is absolutely turn-key and has been carefully renovated and maintained by the original owners.

### Addendum

Elegant entry hall with vaulted ceiling and angled staircase

Open concept formal living and dining room

Well-designed kitchen open to spacious dinette overlooking the private back yard.

The main floor family room has been tastefully renovated and features custom built-in cabinets, gas fireplace & patio doors to garden.

Large mudroom off the 2-car garage.

Second floor:

Master bedroom with custom closet space, new hardwood floors and large ensuite bathroom by Vima - radiant heated floors, large shower with steam feature, whirlpool bath and top quality cabinetry.

3 more good-size bedrooms plus renovated family bathroom with marble vanity.

Well-finished basement with large family room, separate office, walk in wine cellar (+/- 700 bottle capacity), utility/workshop and separate laundry room.

2-car garage that was recently re-finished with modern shelving and storage system.

Nicely landscaped property with Unistone driveway, steps, and back patio, perennial gardens, Toro sprinkler system and completely private west-facing fenced back yard (2 sides) with mature cedar hedge (rear).

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-91955

**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



Living room



Living room



Family room



Family room



Kitchen



Kitchen



Dinette



Dinette



Dining room



Staircase



Master bedroom



Master bedroom



Ensuite bathroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Backyard