



Nancy Kemp Deakin, Certified Real Estate Broker
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Centris® No. 27193915 (Active)



\$989,000

244 Alice-Carrière Street
Beaconsfield
H9W 6E3

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

Property Type	Two or more storey	Year Built	1993
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	44.5 X 42 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1993)
Lot Size	70 X 100 ft	File Number	
Lot Area	7,000 sqft	Occupancy	2018-03-17
Cadastre	1417936	Deed of Sale Signature	2018-03-14
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$4,733 (2017)	Common Exp.	
Lot	\$224,400	School	\$958 (2017)	Electricity	\$2,855
Building	\$327,100	Infrastructure		Oil	
		Water	\$407 (2017)	Gas	
Total	\$551,500	Total	\$6,098	Total	\$2,855

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
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.	
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		
Additional Space			Size		

Garage

20 X 19 ft

Features

Sewage System

Municipality

Water Supply

Municipality

Foundation

Poured concrete

Roofing

Asphalt shingles

Siding

Brick

Windows

Window Type

Energy/Heating

Electricity

Heating System

Forced air, Radiant

Basement

6 feet and more, Finished basement

Bathroom

Ensuite bathroom, Separate shower

Washer/Dryer (installation)

Laundry room (Basement 1)

Fireplace-Stove

Gas fireplace

Rented Equip. (monthly) Propane tank (\$10)

Renovations

Pool

Parking

Driveway (4), Garage (2)

Driveway

Double width or more, Paving stone

Built-in, Double width or more

Garage

Carport

Lot

Topography

Distinctive Features

Water (access)

View

Proximity

Bicycle path, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation

Kitchen Cabinets

Building's Distinctive

Features

Equipment/Services

Central air conditioning, Electric garage door opener, Alarm system

Energy efficiency

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-81870

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



Dining room



Staircase



Master bedroom



Master bedroom



Master bedroom



Ensuite bathroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Backyard