



Jay Deakin, Certified Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-295-5855 / 514-695-2575
 Fax : 514-695-5690
jay@deakinrealty.ca



Centris® No. 10548886 (Active)



\$1,235,000

56 Hyde Park Street
Beaconsfield
H9W 5L8

Region Montréal
Neighbourhood South East
Near Beaconsfield Blvd.
Body of Water

Property Type	Bungalow	Year Built	1963
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	65.7 X 66.11 ft irr	Reposess./Judicial auth.	No
Living Area	1,941 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2010)
Lot Size	163 X 201.6 ft irr	File Number	
Lot Area	17,118 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	2424977	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$6,613 (2018)	Common Exp.	
Lot	\$392,200	School	\$1,321 (2017)	Electricity	
Building	\$372,600	Infrastructure		Oil	
		Water		Gas	
Total	\$764,800	Total	\$7,934	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19 X 13 ft	Wood	Fireplace-Stove.	
GF	Kitchen	19.10 X 12 ft	Wood		
GF	Dining room	13 X 10.9 ft	Wood		
GF	Master bedroom	15 X 14.6 ft	Wood		
GF	Bedroom	14.6 X 11.6 ft	Wood		
GF	Bedroom	13.6 X 11 ft	Wood		
BA1	Family room	19.10 X 13 ft	Laminate floor		
BA1	Laundry room	12 X 8 ft			
Additional Space			Size		
Garage			21 X 21 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (2)
Siding	Brick, Stone	Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
Window Type	Casement	Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Laundry room (Basement 1)	View	View of the water
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, 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

Kitchen appliances, washer, dryer & wine fridge in pool shed

Exclusions

None

Broker - Remarks

Fully renovated bungalow in prime Beaconsfield south location. Nestled on a quiet crescent, this turn key home backs onto "Old Lakeshore" and the Lac St-Louis waterfront. This home has been meticulously cared for both inside and out, with many important recent structural and aesthetic updates.

Addendum

Private back yard oasis has been professionally landscaped sparing no expense - Fully fenced with manicured gardens and stone patios. Enjoy peeks of the lake and southern exposure as you lounge by the heated salt water "lap" pool. Interior has been fully remodeled with exceptional quality and taste - attention to detail throughout. Custom chef's kitchen with centre island - thoughtfully designed for living and entertaining. Dining room with patio doors to stone terrace for al fresco summer dining. Sunbathed living room overlooking back garden. Spacious master bedroom with walk-in closet and modern ensuite bathroom. Open staircase to basement family/media room, powder room, workshop, laundry room and storage area.

An opportunity to enjoy unparalleled quality of life - open the back gate to stroll along the waterfront or into historic Pointe Claire village to shops, restaurants and cafés. Close to all amenities including parks, golf & yacht clubs.

Sale with legal warranty

Seller's Declaration

Yes SD-86537

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



Backyard



Exterior



Hall



Living room



Living room



Living room



Kitchen



Kitchen



Dining room



Dining room



Master bedroom



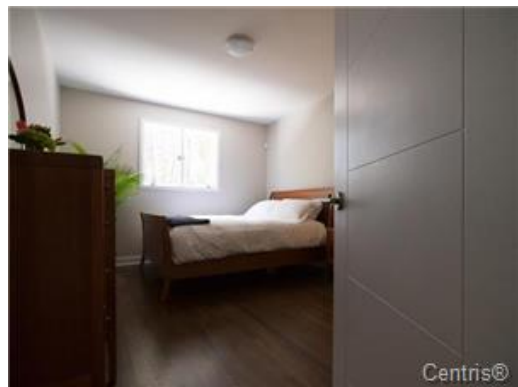
Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Basement



Backyard



Backyard



Pool



Pool



Backyard