



**Nancy Kemp Deakin**, Certified Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
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**Centris® No.** 19293474 (Active)



**\$1,245,000**

**297 Crois. Pinetree  
 Beaconsfield  
 H9W 5E2**

**Region** Montréal  
**Neighbourhood** Central South  
**Near** Beaconsfield Blvd.  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1967
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	54.7 X 32.8 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	3,187 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (1996)
<b>Lot Size</b>	100 X 103 ft	<b>File Number</b>	
<b>Lot Area</b>	10,300 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	1970460	<b>Deed of Sale Signature</b>	90 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>	\$7,140 (2018)	<b>Common Exp.</b>	
<b>Lot</b>	\$344,500	<b>School</b>	\$1,364 (2017)	<b>Electricity</b>	
<b>Building</b>	\$483,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$828,400	<b>Total</b>	\$8,504	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	10	No. of Bedrooms	5+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19 X 14 ft	Wood	Fireplace-Stove.	
GF	Family room	19 X 11 ft	Wood	Fireplace-Stove.	
GF	Kitchen	20 X 15 ft	Ceramic		
GF	Dining room	15 X 11.6 ft	Wood		
GF	Office	7 X 6.6 ft	Ceramic		
2	Master bedroom	17 X 12.6 ft	Wood	+ensuite	
2	Bedroom	10 X 10 ft	Wood		
2	Bedroom	17 X 13 ft	Wood		
2	Bedroom	16 X 11 ft	Wood		
2	Bedroom	17 X 13 ft	Wood		
BA1	Playroom	18 X 13 ft	Laminate floor		
BA1	Family room	18 X 16 ft	Laminate floor		

BA1	Wine cellar	11 X 9 ft	Ceramic
BA1	Storage	30 X 10 ft	Concrete
<b>Additional Space</b>			<b>Size</b>
Garage			20 X 19 ft

## Features

<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>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>	Stucco	<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Heating oil	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry room (2nd level)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace, Wood fireplace	<b>Proximity</b>	Bicycle path, CEGEP, Elementary school, High school, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central heat pump	<b>Energy efficiency</b>	

## Inclusions

Kitchen appliances, window coverings, pool equipment, central vac & accessories

## Exclusions

Washer & dryer

## Broker - Remarks

Beautiful 5-bedroom Canadiana on prime waterfront crescent, shared access to the lake, tastefully renovated - move in condition

## Addendum

Elegant cross hall plan living and dining room.

Redesigned gourmet kitchen with large island, top quality cabinetry and granite counter tops. Adjacent office nook, powder room and second staircase to the 5th bedroom - ideal for nanny or quiet retreat.

Main floor family room with newer gas fireplace

Master suite with walk in, renovated ensuite bathroom and laundry room.

4 more bedrooms and family bath.

Hardwood floors throughout

Basement features large playroom and pool table area (Brazilian cherry laminate flooring), workshop area, storage & walk in wine cellar

Salt water in-ground pool with beautifully landscaped private backyard.

## Sale with legal warranty

## Seller's Declaration

Yes SD-85997

**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



Exterior



Hall



Living room



Living room



Dining room



Dining room



Kitchen





**Kitchen**



**Office**



**Family room**



**Family room**



**Staircase**



**Master bedroom**



**Ensuite bathroom**



**Laundry room**



Bedroom



Bedroom



Bedroom



Playroom



Family room



Wine cellar



Pool



Pool