

**Centris® No.** 19548999 (Active)



**\$639,000**

**96 Creswell Drive  
 Beaconsfield  
 H9W 1C9**

**Region** Montréal  
**Neighbourhood** Beacon Hill (North East)  
**Near** Northgate  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1966
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	48.11 X 31 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,400.35 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2018)
<b>Lot Size</b>	75 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	7,500.29 sqft	<b>Occupancy</b>	123 days PP/PR Accepted
<b>Cadastre</b>	2425597	<b>Deed of Sale Signature</b>	120 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>	\$4,478 (2018)	<b>Common Exp.</b>	
<b>Lot</b>	\$188,100	<b>School</b>	\$882 (2017)	<b>Electricity</b>	\$1,208
<b>Building</b>	\$322,700	<b>Infrastructure</b>		<b>Oil</b>	\$640
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$510,800	<b>Total</b>	\$5,360	<b>Total</b>	\$1,848

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>8</b>	<b>No. of Bedrooms</b>	<b>4+0</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	18 X 13 ft	Wood	Fireplace-Stove.	
GF	Dining room	14 X 11.6 ft	Parquetry	cross-hall	
GF	Kitchen	14 X 13 ft	Ceramic	with dinette	
GF	Family room	13 X 11 ft	Wood	adjacent to Kit	
2	Master bedroom	19 X 13.6 ft	Wood	walk-in & ensuite	
2	Bedroom	11.6 X 10.6 ft	Wood		
2	Bedroom	13.6 X 11.6 ft	Wood		
2	Bedroom	10 X 10 ft	Wood		
BA1	Playroom	23 X 20 ft	Laminate floor		
BA1	Office	10 X 7 ft	Laminate floor		
BA1	Storage	16 X 12 ft	Concrete		
<b>Additional Space</b>			<b>Size</b>		

Garage	14 X 20 ft
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<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality, With water meter
<b>Foundation</b>	Poured concrete
<b>Roofing</b>	Asphalt shingles
<b>Siding</b>	Aluminum, Stone
<b>Windows</b>	
<b>Window Type</b>	Casement
<b>Energy/Heating</b>	Dual energy, Electricity, Heating oil
<b>Heating System</b>	Forced air
<b>Basement</b>	6 feet and more, Finished basement
<b>Bathroom</b>	Ensuite bathroom
<b>Washer/Dryer (installation)</b>	Laundry room (1st level/Ground floor)
<b>Fireplace-Stove</b>	Wood fireplace
<b>Kitchen Cabinets</b>	Wood
<b>Equipment/Services</b>	Electric garage door opener, Central heat pump
<b>Rented Equip. (monthly)</b>	
<b>Renovations</b>	
<b>Pool</b>	
<b>Parking</b>	Driveway (2), Garage (1)
<b>Driveway</b>	Asphalt
<b>Garage</b>	Built-in, Single width
<b>Carport</b>	
<b>Lot</b>	Bordered by hedges
<b>Topography</b>	Flat
<b>Distinctive Features</b>	
<b>Water (access)</b>	
<b>View</b>	
<b>Proximity</b>	CEGEP, Commuter train, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
<b>Building's Distinctive Features</b>	
<b>Energy efficiency</b>	

<b>Inclusions</b>
Fridge, stove, dishwasher, microwave, cooktop fan, washer, dryer, generator, blinds, garage remote

<b>Exclusions</b>
Curtains

<b>Addendum</b>
<p>*****Welcome to 96 Creswell*****</p> <p>Wonderful family home ideally located at the low traffic southern end of Creswell in popular "Beacon Hill". Community pool, park and school are around the corner and it is a 10 minute walk to the train!</p> <p>Entrance vestibule with slate floor opens to a classic centre hall plan. Large livingroom with stone fireplace and spacious separate diningroom. Main floor family room is adjacent to the recently remodelled kitchen (lovely wood cabinets, granite counters, loads of storage and major appliances included). Off the kitchen is a mudroom/laundry room and separate powder room and garage access.</p> <p>French doors off kitchen lead to a very private west-facing backyard with mature hedges and lovely unistone patio area.</p> <p>Spacious Master suite with walk-in closet and bathroom ensuite, 3 other good sized bedrooms and updated family bathroom.</p> <p>Large well finished bright basement with extra storage rooms. Dual energy system with OFHA furnace and heat pump.</p> <p>Please refer to the Sellers Declaration for the list of improvements.</p> <p>PLEASE NOTE: Occupancy date preferably mid-August but not before August 1, 2018.</p>

<b>Sale with legal warranty</b>
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<b>Seller's Declaration</b>	Yes SD-90153
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<b>Source</b>
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



Living room



Dining room



Dining room



Family room



Family room



Kitchen



Kitchen





Kitchen



Kitchen



Laundry room



Powder room



Hall



Master bedroom



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Backyard



Backyard