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Centris® No. 28146311 (Active)



\$739,000

**175 Andover Road
 Beaconsfield
 H9W 2Z6**

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

| | | | |
|--------------------------|--------------------|---------------------------------|------------|
| Property Type | Two or more storey | Year Built | 1964 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 50.2 X 34.1 ft irr | Reposess./Judicial auth. | No |
| Living Area | 2,101.22 sqft | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2010) |
| Lot Size | 70 X 109 ft | File Number | |
| Lot Area | 7,650 sqft | Occupancy | 2018-06-30 |
| Cadastre | 2425081 | Deed of Sale Signature | 2018-06-30 |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|-----------|-----------------------|----------------|---------------------------------|--|
| Year | 2018 | Municipal | \$4,327 (2018) | Common Exp. | |
| Lot | \$191,900 | School | \$851 (2017) | Electricity | |
| Building | \$300,800 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$492,700 | Total | \$5,178 | Total | |

| Room(s) and Additional Space(s) | | | | | |
|--|----------------|-----------------|----------------|-----------------------------------|-----|
| No. of Rooms | 8 | No. of Bedrooms | 4+0 | No. of Bathrooms and Powder Rooms | 2+1 |
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Living room | 18 X 13 ft | Wood | Fireplace-Stove. | |
| GF | Kitchen | 18 X 12.6 ft | Ceramic | | |
| GF | Dining room | 15 X 11 ft | Wood | | |
| GF | Family room | 13 X 10 ft | Wood | | |
| GF | Laundry room | 16.5 X 10 ft | Ceramic | | |
| 2 | Master bedroom | 16.6 X 13.6 ft | Wood | | |
| 2 | Bedroom | 12.6 X 10 ft | Wood | | |
| 2 | Bedroom | 13.6 X 9.6 ft | Wood | | |
| 2 | Bedroom | 11 X 11 ft | Wood | | |
| BA1 | Playroom | 27 X 17 ft | Carpet | | |
| BA1 | Office | 14.6 X 8.6 ft | Laminate floor | | |
| Additional Space | | | Size | | |
| Garage | | | 22 X 16.6 ft | | |

Features

| | | | |
|------------------------------------|---------------------------------------|--|-------------------------------|
| Sewage System | Municipality | Rented Equip. (monthly) | Water heater - 1 (\$15) |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | |
| Roofing | Asphalt shingles | Parking | Driveway (4), Garage (1) |
| Siding | Aluminum, Brick | Driveway | Asphalt, Double width or more |
| Windows | | Garage | Attached, Single width |
| Window Type | Guillotine | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Forced air | Topography | |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | Ensuite bathroom | Water (access) | |
| Washer/Dryer (installation) | laundry room (1st level/Ground floor) | View | |
| Fireplace-Stove | Wood fireplace | Proximity | |
| Kitchen Cabinets | Wood | Building's Distinctive Features | |
| Equipment/Services | Central heat pump | Energy efficiency | |

Inclusions

2 sheds, gazebo, light fixtures, garage workbench, dishwasher, hood

Exclusions

Curtains in living room & dining room. Water heater is rented.

Broker - Remarks

Turn-key family home in the heart of sought after Beacon Hill. Set on quiet street across from treed green-space - Well located to take advantage of great schools, parks, pools, shopping and public transit - all within walking distance.

Addendum

Classic cross-hall plan with spacious sunny rooms and hard wood floors throughout. Fully renovated with quality and taste in recent years, including gorgeous kitchen with island open to family room. Patio doors out to large decks and private/mature back yard. Practical main floor mudroom/laundry room adjacent to garage. Second level features large master bedroom with renovated ensuite bathroom. Three generous size children's/guest bedrooms and renovated family bathroom. Fully finished basement with large playroom/media room, office and storage area. Recent mechanical updates include roof, windows, furnace & heat pump to name only a few.

Notable renovations and updates:

- Renovated kitchen, laundry room, powder room (2011)
- Most windows and doors replaced (2011)
- New electrical entrance (2011)
- Hardwood floors re-finished throughout (2011)
- French drain installed with membrane (2011)
- New deck and patio (2011)
- Roof, soffits, fascia and gutters (2011)
- Ensuite bathroom renovation (2012)
- Furnace & heat pump (2013)
- Family bathroom (2017)
- Driveway re-finished (2016)

Sale with legal warranty

Seller's Declaration

Yes SD-93290

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



Centris®



Centris®

Living room



Centris®

Living room



Centris®

Kitchen



Centris®

Kitchen



Centris®

Kitchen



Centris®

Kitchen



Dining room



Family room



Family room



Laundry room



Staircase



Staircase



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Office



Backyard