

Centris® No. 11730234 (Active)



\$859,000

**428 Doric Drive
 Beaconsfield
 H9W 3X1**

Region Montréal
Neighbourhood Central South
Near Charnwood
Body of Water

Property Type	Split-level	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	44.3 X 51.6 ft irr	Reposess./Judicial auth.	No
Living Area	2,329 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2005)
Lot Size	111.7 X 83.6 ft irr	File Number	
Lot Area	9,002.93 sqft	Occupancy	33 days PP/PR Accepted
Cadastre	1418079, Quebec	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$4,862 (2018)	Common Exp.	
Lot	\$188,200	School	\$797 (2017)	Electricity	\$4,793
Building	\$318,900	Infrastructure		Oil	
		Water		Gas	
Total	\$507,100	Total	\$5,659	Total	\$4,793

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	21 X 13.6 ft	Wood	Fireplace-Stove.	
2	Dining room	13.6 X 12 ft	Wood		
2	Kitchen	16 X 13.6 ft	Ceramic		
3	Master bedroom	16 X 13 ft	Wood		
3	Bathroom	12 X 5 ft	Ceramic		
3	Bedroom	12 X 10.6 ft	Wood		
3	Bedroom	15 X 10.6 ft	Wood		
3	Bedroom	11 X 10 ft	Wood		
3	Bathroom	9.6 X 5 ft	Ceramic		
GF	Family room	19 X 16 ft	Wood		
GF	Bathroom	11 X 4 ft	Ceramic		
BA1	Playroom	17 X 14.6 ft	Carpet		

BA1	Bedroom	12.6 X 12.6 ft	Wood
BA1	Laundry room	11.6 X 8 ft	Ceramic
Additional Space			Size
Garage			22 X 22 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$12)
Water Supply	Municipality, With water meter	Renovations	
Foundation	Poured concrete	Pool	inground spa
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (2)
Siding	Aluminum, Brick, Stone	Driveway	Asphalt, Double width or more
Windows		Garage	Built-in, Double width or more
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Fenced
Heating System	Electric baseboard units, Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Laundry room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Elementary school, High school, Highway, Park, Public transportation, Beaurepaire Village
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener, Central heat pump	Energy efficiency	

Inclusions

Fridge, stove, dishwasher, microwave, washer, dryer, ceiling speakers, blinds, garage door openers.

Exclusions

Shelves in garage, furnace room and cold room; garage fridge; wall speakers in family room.

Addendum

*****WELCOME TO 428 DORIC, BEACONSFIELD*****

Looking for perfection??..well look no further! Ideally located on a very quiet street in South Beaconsfield within walking distance to Beaurepaire Village, local schools (Christmas Park & St. Remi) and transportation (bus and train), this beautiful residence has had no expense spared in its renovations!

Warm, inviting and convivial this is a wonderful family home whether you have young children, teenagers or you are empty-nesters and want a fabulous house for yourselves!

Amazing fenced back garden (south facing) has cedar decks with solar lighting, raised vegetable garden, automated irrigation system, permanent gazebo area and the ultimate in a 4 Season inground 8+ person spa measuring 12x8 (Fibro-Spa)

RECENT MAJOR RENOVATIONS INCLUDE: (a complete list is in the sellers declaration) Roof, windows, doors (exterior & interior) heating & cooling system, kitchen, bathrooms, laundry, flooring, appliances, blinds, fencing, gardens, spa, cedar decks, driveway...

Sale with legal warranty

Seller's Declaration

Yes SD-91776

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



Interior



Hall



Living room



Living room



Kitchen



Kitchen



Kitchen



Dining room



Hall



Master bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Family room



Bathroom



Playroom



Bedroom



Laundry room



Veranda



Hot tub



Backyard