

Centris No. 19804173 (Active)

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\$849,900

430 Beaurepaire Drive
Beaconsfield
H9W 3C4

Region Montréal
Neighbourhood Central South
Near Charnwood

Body of Water

Property Type	Two or more storey
Building Type	Detached
Intergenerational	
Building Size	46.8 X 26.3 ft
Living Area	
Building Area	
Lot Size	131.3 X 77.9 ft irr
Lot Area	10,151.44 sqft
Cadastre	1418160
Zoning	Residential

Year Built	1973
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	No
Trade possible	
Cert. of Loc.	Yes (2025)
File Number	
Occupancy	90 days PP/PR
	Accepted
Deed of Sale Signature	75 days PP/PR
	Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$4,920 (2026)	Common Exp.	
Lot	\$443,800	School	\$576 (2026)	Electricity	\$2,760
Building	\$321,700	Infrastructure		Oil	
		Water		Gas	
Total	\$765,500 (111.03%)	Total	\$5,496	Total	\$2,760

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
7		3+0		1+1	
Level	Room	Size	Floor Covering	Additional Information	
2	Kitchen	13.6 X 13 ft	Cork flooring	Floor plans available	
2	Dining room	13 X 10 ft	Parquetry	Floor plans available	
2	Living room	17.6 X 12 ft	Parquetry	Floor plans available	
2	Primary bedroom	14 X 12 ft	Parquetry	Floor plans available	
2	Bedroom	13.6 X 10 ft	Parquetry	Floor plans available	
2	Bedroom	10 X 9.6 ft	Parquetry	Floor plans available	
GF	Family room	24 X 17 ft	Tiles	Fireplace-Stove. Floor plans available	
Additional Space			Size		
Garage			20 X 20 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Above-ground, Heated
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding	Aluminum, Asphalt shingles, Brick	Driveway	Asphalt
Windows	Aluminum	Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	Flat
Basement	None	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Ground Floor (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), University
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Private yard, Central vacuum cleaner system installation, Electric garage door opener, Outdoor storage space, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Dishwasher, central vac and accessories (TBN:floor brush attachment works but needs replacement),direct vent hood/microwave, Gazebo, slat boards on wall in garage for tools, 1 automatic garage door opener with 1 remote, curtain blinds.

Exclusions

oven/range, kitchen Fridge, basement fridge, TV with bract on ground floor, washer, dryer, work table in garage, curtains and curtain rods.

Addendum

Welcome to 430 Beaurepaire Drive! A spacious and versatile family home set on a beautifully treed lot in sought-after South Beaconsfield.

The bright main level offers an inviting, open-concept layout in which the living room, dining room and custom kitchen flow naturally together. An ideal layout for everyday family life and entertaining. Large windows fill the space with natural light, while warm parquet flooring adds character. The kitchen features abundant cabinetry, generous counter space, a breakfast nook and an island with seating. This level also includes three well-proportioned bedrooms, including a primary bedroom with a walk-in closet.

Rather than a traditional basement, the home features a full ground level with large above-grade windows and direct, stair-free access. This exceptionally flexible space includes an expansive family room with a fireplace, a powder room, laundry facilities and additional rooms that can be adapted to suit a variety of needs. It is ideal for a home office, recreation area, guest quarters, extended-family living or a potential intergenerational arrangement.

The built-in double garage provides excellent parking, storage and convenient access to the home.

Outside, the generous backyard is surrounded by mature greenery and offers plenty of space to relax , garden and entertain.

A heated above-ground pool, deck, gazebo and cabana create a wonderful setting for summer gatherings and quiet afternoons

at home.

Built in 1973 and lovingly enjoyed by the same owners since 2006, the property has benefited from numerous improvements over the years. Despite the increasingly unpredictable weather and significant rainfall experienced in recent years, the sellers report that they have never experienced flooding or sewer backup at the property.

A welcoming home with abundant living space, a flexible ground-floor layout, a double garage and privacy, this home is ready to serve its next family for many years to come! Ask your broker to send you the floor plans and plan an appointment to visit.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-02468

The deeds are in the seller's possession since 2006, AG-06530

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.