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**IMMEUBLES DEAKIN REALTY**  
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**Centris® No.** 13044453 (Active)



**\$839,900**

**155 Liberty Road**  
**Beaconsfield**  
**H9W 3H9**

**Region** Montréal  
**Neighbourhood** Central South  
**Near** Lexington Drive  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1963
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	51.1 X 50.4 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,095.19 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2009)
<b>Lot Size</b>	90 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	8 999.7 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	2423669	<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>	2019	<b>Municipal</b>	\$4,236 (2018)	<b>Common Exp.</b>	
<b>Lot</b>	\$196,500	<b>School</b>	\$821 (2018)	<b>Electricity</b>	
<b>Building</b>	\$285,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$442 (2018)	<b>Gas</b>	
<b>Total</b>	\$481,800	<b>Total</b>	\$5,499	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	10	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12 X 17 ft	Wood	Fireplace-Stove.	
GF	Kitchen	18.6 X 14 ft	Ceramic		
GF	Dining room	12 X 12 ft	Wood		
GF	Family room	10.6 X 12 ft	Ceramic		
GF	Solarium	13 X 19 ft	Ceramic		
2	Master bedroom	14 X 18.6 ft	Wood		
2	Bedroom	13 X 10.6 ft	Wood		
2	Bedroom	11 X 10 ft	Wood		
BA1	Playroom	18 X 24.5 ft	Laminate floor		
BA1	Storage	24.5 X 11 ft	Concrete		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Propane tank (\$9)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>	Stone	<b>Driveway</b>	Asphalt, Double width or more, Paving stone
<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>	Bordered by hedges, Fenced, Landscaped
<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, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Commuter train, Elementary school, Golf, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central heat pump	<b>Energy efficiency</b>	

## Restrictions/Permissions

## View

## Inclusions

All kitchen appliances, curtains and rods, blinds, irrigation system

## Exclusions

Washer & dryer, light fixtures in the kitchen, dining room & staircase

## Broker - Remarks

Turn key executive cottage in Beaconsfield south. Unbeatable quality of life with close proximity to waterfront, shopping, parks, transportation and top schools. Tastefully renovated from top to bottom.

## Addendum

Fully equipped chef's kitchen with island and heated floors, open to cozy family room. Large combined living & dining room featuring custom built-ins and gas fireplace. Enjoy cottage living without leaving the city in the gorgeous screened porch extension and back yard oasis. Master bedroom suite featuring huge walk-in (formerly 4th bedroom) and beautiful ensuite with glass shower, soaker tub and heated floors. Finished basement with playroom/office. Recently landscaped grounds including patios, walkways, fencing and driveway. Move in and enjoy....

## Sale with legal warranty

## Seller's Declaration

Yes SD-12361

## 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 entrance



Exterior entrance



Living room



Living room



Dining room



Dining room



Kitchen





Kitchen



Kitchen



Kitchen



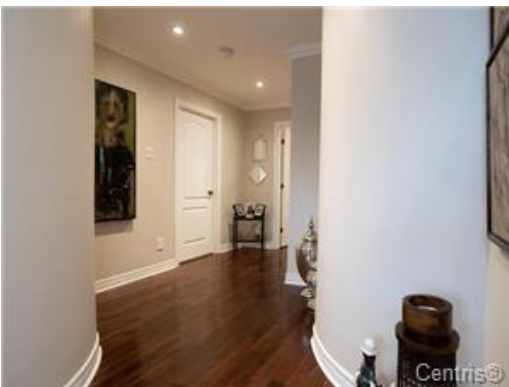
Family room



Family room



Solarium



Hall



Master bedroom



Ensuite bathroom



Ensuite bathroom



Master bedroom



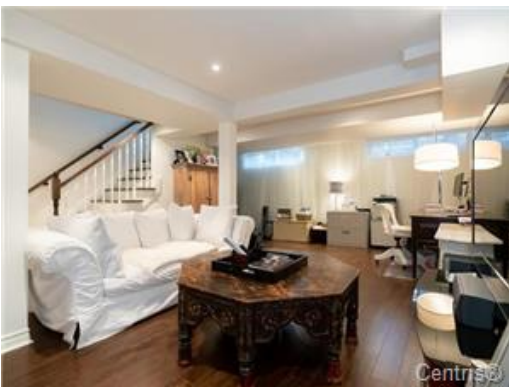
Bedroom



Bedroom



Bathroom



Basement



Backyard