



**Rebecca Lewis**, Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
<http://www.deakinrealty.ca>

514-518-3388 / 514-695-2575  
 Fax : 514-695-5690  
[rebecca@deakinrealty.ca](mailto:rebecca@deakinrealty.ca)



**Centris® No.** 12587443 (Active)



**\$699,000**

**127 Av. Meadowbrook**  
**Beaconsfield**  
**H9W 5B0**

**Region** Montréal  
**Neighbourhood** Central South  
**Near** Place Chantilly  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1981
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	45.5 X 33.6 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,349.65 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2016)
<b>Lot Size</b>	75 X 122.8 ft irr	<b>File Number</b>	
<b>Lot Area</b>	9,254.81 sqft	<b>Occupancy</b>	17 days PP/PR Accepted
<b>Cadastre</b>	1970017	<b>Deed of Sale Signature</b>	15 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>	\$5,073 (2019)	<b>Common Exp.</b>	
<b>Lot</b>	\$206,400	<b>School</b>	\$949 (2018)	<b>Electricity</b>	
<b>Building</b>	\$366,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$148 (2018)	<b>Gas</b>	
<b>Total</b>	\$573,200	<b>Total</b>	\$6,170	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	8	<b>No. of Bedrooms</b>	4+1	<b>No. of Bathrooms and Powder Rooms</b>	3+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	16.6 X 12 ft	Wood		
GF	Family room	16.6 X 11 ft	Wood	Fireplace-Stove.	
GF	Kitchen	16.6 X 9.6 ft	Ceramic		
GF	Dining room	14.6 X 10 ft	Wood		
2	Master bedroom	17 X 13 ft	Wood	+ensuite	
2	Bedroom	11 X 11 ft	Wood		
2	Bedroom	11 X 9 ft	Wood		
2	Bedroom	26 X 14 ft	Wood		
BA1	Playroom	19.6 X 11 ft	Laminate floor		
BA1	Playroom	22 X 9 ft	Laminate floor		
BA1	Bedroom	13.6 X 11 ft	Laminate floor		
<b>Additional Space</b>			<b>Size</b>		

Garage		21 X 21 ft
<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b> Propane tank (\$14)
<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>	Brick, Vinyl	<b>Driveway</b> Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b> Built-in, Double width or more
<b>Window Type</b>	Casement	<b>Carport</b>
<b>Energy/Heating</b>	Electricity	<b>Lot</b>
<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>		<b>Water (access)</b>
<b>Washer/Dryer (installation)</b>	Laundry nook (2nd level)	<b>View</b>
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b> High school, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>
<b>Equipment/Services</b>	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener	<b>Energy efficiency</b>
<b>Inclusions</b>		
Dishwasher, stove, wine fridge, microwave, garage storage system, central vac with accessories, garage door opener including 2 garage door remotes.		
<b>Exclusions</b>		
Metal pagoda on rear deck. Propane tank is rented.		
<b>Broker - Remarks</b>		
Impeccable 4+1 bedroom, 3 1/2 bath home in Beaconsfield South that is zoned for Ecole St-Remi, St-Edmunds and Christmas Park Elementary School.		
<b>Addendum</b>		
WELCOME TO 127 MEADOWBROOK Charming front porch overlooks quiet treelined street. Sought after floor plan with spacious living room and dining room. Great modern kitchen with patio doors to a large deck and back yard. Adjacent to kitchen is a lovely family room with new gas insert for FP. Large master bedroom suite with renovated ensuite bath, 3 other generous sized bedrooms. Second floor family bathroom was fully renovated in 2018. Large basement with playroom, 5th bedroom and fully renovated bathroom. Owners had Garage Outfitters install a \$6000 system in this home's 2 car garage. Freshly painted and ready to go for fast occupancy.		
<b>Sale with legal warranty</b>		
<b>Seller's Declaration</b>	Yes SD-15306	
<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



Living room



Living room



Kitchen



Dining room



Kitchen



Family room



Family room



Powder room



Staircase



Master bedroom



Master bedroom



Ensuite bathroom



Hall



Bedroom



Bedroom



Bedroom



Bathroom



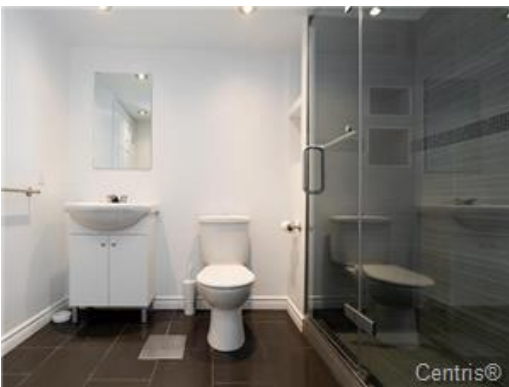
Basement



Basement



Bedroom



Bathroom



Garage