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Centris® No. 26580625 (Active)



\$1,125,000

**29 Cours Gables
 Beaconsfield
 H9W 5H3**

Region Montréal
Neighbourhood Central South
Near Beaconsfield Blvd
Body of Water Lac St-Louis

Property Type	Two or more storey	Year Built	1952
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	9,400.12 sqft	Occupancy	2019-06-01
Cadastre	1971327	Deed of Sale Signature	2019-06-01
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$7,289 (2019)	Common Exp.	
Lot	\$314,400	School	\$1,422 (2019)	Electricity	
Building	\$519,400	Infrastructure		Oil	
		Water		Gas	
Total	\$833,800	Total	\$8,711	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	17 X 12 ft	Wood	Fireplace-Stove.	
GF	Dining room	10 X 21 ft	Wood		
GF	Kitchen	9 X 21 ft	Wood		
GF	home theater	10 X 15 ft	Wood		
2	Master bedroom	14 X 17 ft	Wood	+ ensuite	
2	Bedroom	12 X 14 ft	Wood		
2	Bedroom	12 X 11 ft	Wood		
2	Bedroom	10.6 X 11 ft	Wood		
BA1	Playroom	17 X 26 ft	Carpet		
Additional Space	half garage		Size 10 X 8 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)
Siding	Stone, Stucco, Vinyl	Driveway	Asphalt, Double width or more
Windows		Garage	
Window Type	Casement	Carport	
Energy/Heating	Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	Access (Lake)
Washer/Dryer (installation)	Bathroom (2nd level)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central air conditioning	Energy efficiency	

Inclusions

Kitchen appliances, window coverings, free standing armoire/closet in master bedroom, gazebo.

Exclusions

Dining room light fixture. Hot water tank is rented.

Broker - Remarks

Classic Gables Court charmer - Extensively updated and modernized while retaining its vintage character. Enjoy the unique lakefront private club and all the privileges it provides including tennis court, salt-water swimming pool, picnic area, water sports, and dock access for boating.

Addendum

This 4-bedroom cottage has undergone major renovations in order to be adapted to meet the needs of the modern family. Bright open concept main floor with gourmet kitchen. Huge patio doors lead to private west-facing garden. Cozy family/TV room with custom built-ins. Second floor features large master suite with tastefully updated ensuite. Family bathroom is combined with practical 2nd floor laundry room. Finished basement with playroom.

Enjoy a quality of family life like no other in the West Island. Gables Court is a place where parents still watch out for each other's kids and where ball hockey is still played on quiet roads. Neighbors become lifelong friends and congregate at the shared waterfront to relax and socialize.

Sale with legal warranty

Seller's Declaration

Yes SD-15432

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



Hall



Living room



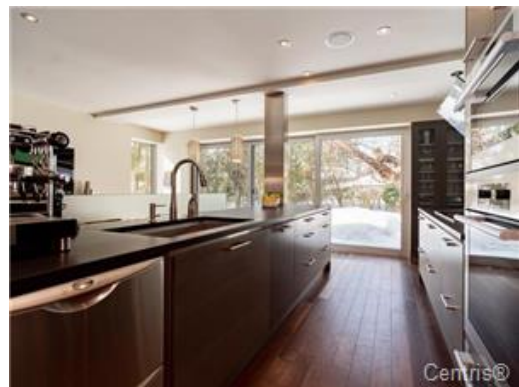
Living room



Dining room



Dining room



Kitchen



Kitchen



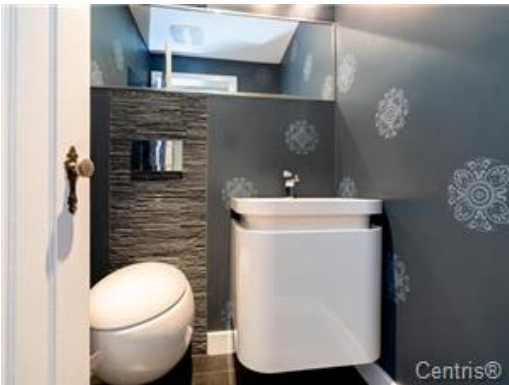
Kitchen



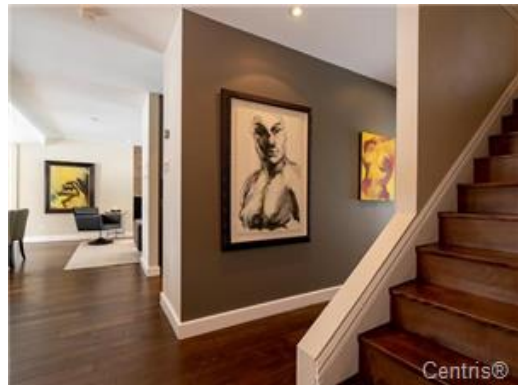
Dinette



Home theatre



Powder room



Staircase



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Basement



Backyard



Water view



Water view



Water view