



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

514-695-2575 / 514-833-2575
 Fax : 514-695-5690
nancy@deakinrealty.ca



Centris® No. 25134272 (Active)



\$539,000

191 Woodside Road
Beaconsfield
H9W 2N9

Region Montréal
Neighbourhood Forest Gardens (Central North)
Near Woodside Cresc.
Body of Water

Property Type	Bungalow	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	50 X 25 ft	Reposess./Judicial auth.	No
Living Area	1,250 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2019)
Lot Size	100 X 100 ft	File Number	
Lot Area	10,000 sqft	Occupancy	2019-06-24
Cadastre	1971480	Deed of Sale Signature	2019-06-20
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$3,370 (2019)	Common Exp.	
Lot	\$209,000	School	\$608 (2018)	Electricity	\$2,297
Building	\$163,900	Infrastructure		Oil	
		Water	\$148 (2018)	Gas	
Total	\$372,900	Total	\$4,126	Total	\$2,297

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18 X 12 ft	Wood	Fireplace-Stove.	
GF	Kitchen	14 X 12 ft	Ceramic		
GF	Dining room	12 X 10 ft	Wood		
GF	Master bedroom	13.6 X 11.6 ft	Wood	+ensuite pdr	
GF	Bedroom	12.6 X 9 ft	Wood		
GF	Bedroom	11.6 X 9.6 ft	Wood		
BA1	Playroom	23 X 15 ft	Laminate floor		
BA1	Storage	23 X 35 ft	Concrete		

Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	Poured concrete
Roofing	Asphalt shingles
Rented Equip. (monthly)	Water heater - 1 (\$13)
Renovations	
Pool	
Parking	Driveway (4)

Siding	Aluminum, Brick	Driveway	Asphalt, Double width or more
Windows		Garage	
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Basement (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	

Inclusions

Kitchen appliances, alarm system, all blinds & light fixtures, screened awning in back yard

Exclusions

Washer & dryer. Hot water tank is rented.

Broker - Remarks

Do not miss this jewel! This completely renovated 3-bedroom bungalow in the heart of Forest Gardens is truly "turn key"

Addendum

Nestled on a mature 10,000 square foot lot, with a custom awning and 18 x 24 foot screened porch that create a backyard oasis.

This home has a young open concept living space featuring a fireplace in the living room open to the dining room with patio doors and a beautiful renovated kitchen.

The kitchen has a bright, clean, modern feel with a quartz island, an eating bar, coffee center and lots of storage in beautiful new cabinets.

The family bath is brand new and the master features an ensuite powder room.

The basement is partially finished with laminate floating floors, offering a playroom area, workout room and built in bar, storage and the possibility of adding another bedroom or office .

Sale with legal warranty

Seller's Declaration

Yes SD-15605

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

Centris®



Living room

Centris®



Exterior entrance

Centris®



Living room

Centris®



Living room

Centris®



Kitchen

Centris®



Kitchen

Centris®



Kitchen

Centris®



Dining room



Dining room



Hall



Master bedroom



Master bedroom



Powder room



Bedroom



Bedroom



Bathroom



Playroom



Playroom



Backyard



Backyard



Backyard



Backyard



Backyard