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**Centris® No. 28139511 (Active)**



**\$2,350,000**

**394 Rue Lakeshore**  
**Beaconsfield**  
**H9W 4H9**

**Region** Montréal  
**Neighbourhood** Beaugreuil (South West)  
**Near** Neveu  
**Body of Water** Lac St-Louis

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1951
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	61.3 X 21.5 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,878.16 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2018)
<b>Lot Size</b>	133 X 92.8 ft irr	<b>File Number</b>	
<b>Lot Area</b>	12,814.43 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	2872097	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2019	<b>Municipal</b>	\$15,296 (2018)	<b>Common Exp.</b>	
<b>Lot</b>	\$1,018,600	<b>School</b>	\$3,108 (2018)	<b>Electricity</b>	
<b>Building</b>	\$778,000	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,796,600	<b>Total</b>	\$18,404	<b>Total</b>	

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.6 X 23 ft	Wood	Fireplace-Stove.	
GF	Dining room	19 X 12.6 ft	Wood		
GF	Kitchen	13.6 X 10 ft	Ceramic		
GF	Den	18.6 X 10 ft	Wood		
2	Master bedroom	15.1 X 20.6 ft	Wood	+ ensuite	
2	Bedroom	18 X 18 ft	Wood		
2	Bedroom	12.2 X 13.1 ft	Wood		
BA1	Family room	13.6 X 17.4 ft	Wood	Fireplace-Stove.	
BA1	Kitchen	13.6 X 10 ft	Ceramic		
BA1	Dinette	8.6 X 12.7 ft	Wood		
BA1	Bedroom	17.6 X 19 ft	Wood		
BA1	Laundry room	8.7 X 10 ft	Tiles		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Built-in, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Heating oil	<b>Lot</b>	Fenced
<b>Heating System</b>	Electric baseboard units, Hot water	<b>Topography</b>	Sloped
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Distinctive Features</b>	
<b>Bathroom</b>	Bidet, Ensuite bathroom, Separate shower	<b>Water (access)</b>	Waterfront (Lake)
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)	<b>View</b>	Panoramic, View of the water
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, Elementary school, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Electric garage door opener, Wall-mounted heat pump	<b>Energy efficiency</b>	

## Inclusions

All appliances in both kitchens, TV console and library in den, all blinds and drapes, two closets in basement bedroom, central vacuum and accessories, garage door opener, cabana.

## Exclusions

None

## Broker - Remarks

Impressive waterfront character home on Beaconsfield's old Lakeshore road. Designed to take advantage of light and stunning panoramic views from nearly every room. Tastefully modernized inside and out while preserving the "cape cod" charm of the original home. Updated decking skirting the entire south side and perched over backyard oasis.

## Addendum

Bright updated kitchen with patio doors to outdoor living area.  
Generous living and dining areas also, all with water view. Cozy main floor family room with custom built-ins.  
2nd floor features, deluxe master suite with large ensuite, walk-in and private balcony overlooking the lakefront.  
Huge 2nd bedroom with family bath and adjacent study or family room.  
Lower level "walks-out" to covered patio and features full kitchen, great for living and entertaining in the pool and back garden.  
Additional bedroom and full bathroom is an ideal set-up for in-laws, young adults or guests.  
Exceptional pride of ownership in this well maintained home. Must be seen to be appreciated.

## Sale with legal warranty

## Seller's Declaration

Yes SD-21580

## 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.