

IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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Centris® No. 15604519 (Active)



\$749,000

**17 Claude Street
 Beaconsfield
 H9W 4E9**

Region Montréal
Neighbourhood South East
Near Glendale
Body of Water

Property Type	Bungalow	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	48.6 X 27 ft	Reposess./Judicial auth.	No
Living Area	1,432 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (1999)
Lot Size	110 X 172 ft irr	File Number	
Lot Area	9,448.56 sqft	Occupancy	2019-08-15
Cadastre	2425311	Deed of Sale Signature	2019-08-15
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$3,800 (2019)	Common Exp.	
Lot	\$175,600	School	\$693 (2018)	Electricity	
Building	\$248,400	Infrastructure		Oil	
		Water		Gas	
Total	\$424,000	Total	\$4,493	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18 X 13 ft	Wood	Fireplace-Stove.	
GF	Dining room	9.6 X 12.6 ft	Wood		
GF	Kitchen	12 X 12.6 ft	Ceramic		
GF	Veranda	10.6 X 12 ft	Wood		
GF	Master bedroom	14 X 13 ft	Wood		
GF	Bedroom	14 X 10 ft	Wood		
GF	Bedroom	10 X 13 ft	Wood	or office	
BA1	Family room	12.6 X 25 ft	Carpet		
BA1	Bedroom	16 X 13 ft	Carpet		
BA1	Laundry room	9.6 X 12 ft	Laminate floor		
BA1	Workshop	13.6 X 7 ft	Concrete		
Additional Space			Size		
Garage			11 X 25 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$10)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (1)
Siding	Stone	Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	No rear neighbours
Bathroom	Jacuzzi bathtub, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove	Gas fireplace, Gas stove	Proximity	Bicycle path, Commuter train, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning	Energy efficiency	

Inclusions

All window coverings, dishwasher, wolf gas stove & oven, gas fireplace, gas fully installed BBQ.

Exclusions

Dining room light fixture. Propane tank is rented.

Broker - Remarks

Turn-key bungalow mere steps from Lake St Louis and historic Pointe-Claire Village, backing on public green-space, no rear neighbours. Enjoy unparalleled quality of life - walking distance to waterfront recreation, shops, groceries, restaurants and cafes. Lovingly maintained, with many important cosmetic and mechanical updates in recent years.

Addendum

Renovated kitchen with island open to dining area. Cottage living without leaving the city in the gorgeous screened porch extension and back yard oasis. Cozy living room with gas fireplace, open to main floor family room/ office. Fully finished basement with large playroom, bedroom, laundry room and huge renovated bathroom (heated floors, shower and separate tub).

Sale with legal warranty

Seller's Declaration

Yes SD-23021

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



Living room



Living room



Kitchen



Kitchen



Dining room



Dining room



Master bedroom



Bedroom



Bedroom



Bathroom



Patio



Bedroom



Bathroom



Playroom



Laundry room



Laundry room



Backyard



Backyard



Backyard