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**Centris No.** 21987071 (Active)



**\$985,000**

**85 Prince Street  
 Beaconsfield  
 H9W 3M8**

**Region** Montréal  
**Neighbourhood** Central South  
**Near** Oakland  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1970
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	42.11 X 26 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,528 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2016)
<b>Lot Size</b>	176 X ft irr	<b>File Number</b>	
<b>Lot Area</b>	10,963.04 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	1970226	<b>Deed of Sale Signature</b>	60 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>	\$5,503 (2019)	<b>Common Exp.</b>	
<b>Lot</b>	\$276,600	<b>School</b>	\$1,071 (2019)	<b>Electricity</b>	
<b>Building</b>	\$347,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$623,700	<b>Total</b>	\$6,574	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	7	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13 X 24 ft	Wood	Fireplace-Stove.	
GF	Dining room	11.6 X 13 ft	Wood		
GF	Kitchen	24 X 11.6 ft	Wood		
GF	Family room	16.6 X 13.6 ft	Wood		
GF	mudroom	10 X 10 ft	Slate		
2	Master bedroom	13 X 17.6 ft	Wood	+ ensuite	
2	walk-in	13 X 9 ft	Wood		
2	Bedroom	12 X 13.6 ft	Wood		
2	Bedroom	12 X 10.6 ft	Wood		
BA1	Playroom	11 X 24 ft	Laminate floor		
BA1	Bedroom	12 X 12 ft	Laminate floor		
BA1	Storage	14 X 19 ft	Ceramic		

BA1	Storage	13 X 24 ft	Concrete
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### Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Propane tank (\$15)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>		<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>	Brick	<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Hot water	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	Street corner
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	mudroom (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>		<b>Energy efficiency</b>	

### Inclusions

Kitchen appliances, blinds.

### Exclusions

Washer & dryer, curtains. Propane tank is rented.

### Broker - Remarks

"Loire Valley Chateau" inspired cottage in prestigious sector of Beaconsfield south. Exceptionally located with walk to parks, community pool, arena and soccer fields, top schools and public transit. Set on over-sized corner lot on a quiet cul-de-sac. A superb family home - Loaded with charm and character.

### Addendum

Tastefully renovated kitchen with walk in pantry and dinette - Open to cozy family room with fireplace and patio doors to back garden. Sunken living room with high ceilings and propane fireplace. Formal dining room with exposed brick wall. Large double garage with practical side entrance and mudroom/laundry room.

2nd floor features master bedroom suite with huge walk-in (previously 4th bedroom). Tastefully renovated ensuite bathroom with shower and separate soaker tub. Two additional bedrooms (one with balcony) and updated family bathroom with double vanities.

Fully finished basement with large playroom and additional guest bedroom.

### Sale with legal warranty

### Seller's Declaration

Yes SD-05358

### 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.