



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

514-295-5855 / 514-695-2575
 Fax : 514-695-5690
jay@deakinrealty.ca



Centris No. 28424882 (Active)



\$949,000

69 Highridge Road
Beaconsfield
H9W 5E9

Region Montréal
Neighbourhood Central South
Near White Pine
Body of Water

Property Type	Two or more storey	Year Built	1970
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	9,896.33 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1970822	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$6,702 (2019)	Common Exp.	
Lot	\$266,600	School	\$1,112 (2019)	Electricity	
Building	\$498,100	Infrastructure		Oil	
		Water		Gas	
Total	\$764,700	Total	\$7,814	Total	

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
9		4+1		3+1
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	14 X 20 ft	Wood	
GF	Dining room	12 X 21 ft	Wood	Fireplace-Stove.
GF	Kitchen	12 X 26 ft	Ceramic	
GF	Family room	19 X 17 ft	Laminate floor	Fireplace-Stove.
GF	Office	11 X 14 ft	Wood	
2	Master bedroom	13.6 X 15 ft	Wood	+ ensuite
2	Bedroom	13.6 X 12 ft	Wood	
2	Bedroom	11.6 X 12 ft	Wood	
2	Bedroom	11.6 X 11.6 ft	Wood	
BA1	Playroom	13 X 17 ft	Ceramic	
BA1	Bedroom	12 X 10 ft	Ceramic	
BA1	Storage	19 X 17 ft	Concrete	

BA1	Storage	7 X 13 ft	Concrete
Additional Space			Size
Garage			20 X 20 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (2)
Siding	Asphalt shingles, Brick, Stone, Wood	Driveway	Double width or more, Paving stone
Windows		Garage	Built-in, Double width or more
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Bathroom (2nd level)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	

Inclusions

Window coverings, built-in kitchen appliances, washer and dryer, central vacuum & accessories, alarm system, pool accessories, gazebo

Exclusions

Light fixtures in dining room and 2 wall sconces.

Broker - Remarks

Large executive cottage on prime street in Beaconsfield South. Homes on Highridge are built surrounding a private children's park and benefit from easy access to local community centre, top schools, transit and shopping. A great family home in a superb location.

Addendum

Spacious and versatile layout to accommodate families of any age. Large updated kitchen with island and dinette with doors to back patio. Beautifully landscaped grounds with stone wall accents, gardens and large heated salt-water pool. Large formal dining room with fireplace. Cozy sunroom/family room with patio doors, fireplace and stairs to basement.

Second floor with 4 large bedrooms - Master bedroom with walk-in and ensuite bathroom with soaker tub and separate glass shower.

Fully developed basement with heated floors, 5th bedroom and full bathroom - a great space for guests or teenagers.

Sale with legal warranty

Seller's Declaration

Yes SD-30055

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



Living room



Dining room



Kitchen



Kitchen



Dinette



Dinette



Office



Family room



Family room



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Bathroom



Backyard



Pool



Pool



Backyard