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Centris No. 18256008 (Active)



\$549,000

**256 Castle Road
 Beaconsfield
 H9W 2W5**

Region Montréal
Neighbourhood Forest Gardens (Central North)
Near Rowan
Body of Water

Property Type	Two or more storey	Year Built	1959
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	27.5 X 29 ft	Reposess./Judicial auth.	No
Living Area	1,590.91 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2019)
Lot Size	83 X 100 ft	File Number	
Lot Area	8,300.05 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2424062	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$3,600 (2020)	Common Exp.	
Lot	\$250,600	School	\$511 (2019)	Electricity	
Building	\$220,100	Infrastructure		Oil	
		Water		Gas	
Total	\$470,700	Total	\$4,111	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.8 X 13 ft	Wood	Fireplace-Stove. insert	
GF	Dining room	11.6 X 14 ft	Wood		
GF	Kitchen	14.6 X 14 ft	Linoleum		
2	Master bedroom	13 X 14 ft	Wood		
2	Bedroom	13 X 11.6 ft	Wood		
2	Bedroom	10 X 12 ft	Wood		
2	Bedroom	10 X 11 ft	Wood		
BA1	Playroom	25 X 12 ft	Laminate floor		
BA1	Storage	15 X 15 ft	Concrete		
Additional Space			Size		
Garage			10 X 22 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles, Elastomeric membrane	Parkg (total)	Driveway (2), Garage (1)
Siding	Aluminum, Brick	Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		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)	storage (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Commuter train, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	

Inclusions

refrigerator, washer & dryer

Exclusions

stove

Broker - Remarks

Opportunity to own a 4 bedroom home in Beaconsfield. Located on a beautiful & spacious lot, with quick access to St-Charles (train, bus & highways). This family home has been lovingly maintained and updated by long time owners, including new furnace, heat pump and windows.

Addendum

Bright living room with wood burning fireplace insert. Spacious separate dining room.

Both living and dining room with crown molding and hardwood floors.

Eat in kitchen with potential to renovate and create a more open concept.

Hardwood staircase to second floor includes access to unique roof top deck over garage.

Upstairs features 4 bedrooms all with hardwood floors, including bright master bedroom and original family bath.

Steps down from kitchen to access oversized single car garage.

Partially finished basement features playroom with engineered flooring, large workshop/furnace and laundry area.

Large west facing backyard with beautiful mature trees.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-35667

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



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Staircase



Staircase



Backyard



Master bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Backyard



Backyard



Backyard