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**Centris No.** 11132782 (Active)



**\$1,175,000**

**290 Crois. Pinetree**  
**Beaconsfield**  
**H9W 5E1**

**Region** Montréal  
**Neighbourhood** Central South  
**Near** Beaconsfield Blvd  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1967
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	67.5 X 42.7 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,700 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2015)
<b>Lot Size</b>	90 X 121.2 ft irr	<b>File Number</b>	
<b>Lot Area</b>	10,967.34 sqft	<b>Occupancy</b>	2020-06-15
<b>Cadastre</b>	1970574	<b>Deed of Sale Signature</b>	2020-06-15
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2020	<b>Municipal</b>	\$7,750 (2020)	<b>Common Exp.</b>	
<b>Lot</b>	\$514,500	<b>School</b>	\$1,260 (2020)	<b>Electricity</b>	
<b>Building</b>	\$512,400	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,026,900	<b>Total</b>	\$9,010	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	9	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	29 X 14 ft	Wood	Fireplace-Stove.	
GF	Dining room	12.6 X 14.6 ft	Wood		
GF	Kitchen	13 X 12.6 ft	Wood		
GF	Family room	16 X 14 ft	Wood	Fireplace-Stove.	
GF	Office	16 X 13 ft	Wood		
2	Master bedroom	18.6 X 13 ft	Wood	+ ensuite	
2	Bedroom	15 X 10 ft	Wood		
2	Bedroom	9 X 15 ft	Wood		
2	Bedroom	9.6 X 10 ft	Wood		
BA1	Playroom	16 X 22 ft	Carpet		
BA1	Workshop	20 X 20 ft	Carpet		
<b>Additional Space</b>			<b>Size</b>		
Garage			25 X 20 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Propane tank (\$10)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>	Brick	<b>Driveway</b>	Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Heating oil	<b>Lot</b>	Fenced
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	No rear neighbours
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, Cross-country skiing, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	

## Inclusions

Refrigerator, stove, dishwasher, washer, dryer. Irrigation system, garage door openers, hot tub.

## Exclusions

The propane tank is rented.

## Broker - Remarks

This custom built New England style executive cottage, on prestigious Pinetree Crescent, backs onto Centennial Park which is a mature waterfront green space with a children's playpark, a beach and Centennial Hall.

## Addendum

Spacious family home with an open concept floor plan featuring the newly renovated kitchen open to both the cozy family room with fireplace and large bright dining room. Separate formal living room with fireplace.

Renovated powder room, new tiled entry hall, main floor office, & separate laundry room with shower, steps away from the recently added hot tub!

Second floor with large master bedroom with walk in closet & ensuite bathroom, plus 3 more bedrooms and large family bath.

Basement playroom plus workshop and lots of storage.

## Sale with legal warranty

## Seller's Declaration

Yes SD-39143

## 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.