



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. 13424365 (Active)



\$679,000

71 Av. St. Louis
Beaconsfield
H9W 4X8

Region Montréal
Neighbourhood Beaurepaire (South West)
Near Church Street
Body of Water

Property Type	Bungalow	Year Built	1951
Building Type	Detached	Expected Delivery Date	
Intergenerational	Yes	Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	112.6 X ft irr	File Number	
Lot Area	12,600.23 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	1417714	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$4,393 (2020)	Common Exp.	
Lot	\$333,600	School	\$644 (2020)	Electricity	
Building	\$224,300	Infrastructure		Oil	
		Water		Gas	
Total	\$557,900	Total	\$5,037	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms	2+1	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.2 X 20.6 ft	Wood		
GF	Kitchen	10.3 X 13.2 ft	Tiles		
GF	Master bedroom	14 X 13.10 ft	Wood		
GF	Bedroom	10.6 X 10.6 ft	Wood		
GF	Office	9.9 X 13.2 ft	Wood		
BA1	Family room	17.1 X 26.9 ft	Laminate floor		
BA1	Bedroom	12.10 X 12.3 ft	Parquetry		

Room(s) and Additional Space(s) - Intergenerational					
No. of Rooms	4	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	20.10 X 13.4 ft	Wood	Fireplace-Stove.
GF	Dining room	10.8 X 15.3 ft	Wood	
BA1	Kitchen	12.10 X 12.4 ft	Wood	
GF	Bedroom	10.4 X 12.8 ft	Wood	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15), Propane tank (\$10)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles, Elastomeric membrane	Parkg (total)	Driveway (6)
Siding	Stucco	Driveway	Asphalt
Windows		Garage	
Window Type		Carpport	
Energy/Heating	Heating oil	Lot	
Heating System	Electric baseboard units, Hot water	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	laundry room	View	
Fireplace-Stove	Gas fireplace	Proximity	Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	Intergenerational - Other
Equipment/Services		Energy efficiency	

Inclusions

Dishwasher, all window coverings, apartment AC unit.

Exclusions

Apartment: fridge, stove, and dining room light fixture. The hot water tank and propane tank are rented.

Broker - Remarks

Unique "inter-generational" home in the heart of Beaconsfield south's Beaufort village. Two fully independent dwellings - Charming bungalow and a cute & cozy 1 bedroom bachelor apartment. Set on large mature lot, and a short walk to the waterfront and village shops & restaurants.

Addendum

Main house features hardwood floors throughout, 2 bedrooms, updated country kitchen and finished basement with playroom and additional bedroom.

Basement presently connects the main house to the apartment, but could be easily closed for full privacy.

Bachelor suite has updated kitchen and bathroom and it's own laundry room.

Open concept living and dining area with patio doors out to deck overlooking private gardens. A rare opportunity for those looking for to have a parent live with them or to have a fully separate home office, while benefiting from an exceptional community.

Sale with legal warranty

Seller's Declaration

Yes SD-47766

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.