

**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
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**Centris No.** 25843940 (Active)



**\$699,000**

**90 Charnwood Road  
 Beaconsfield  
 H9W 4Z3**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1964
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	54 X 46.2 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2016)
<b>Lot Size</b>	116.4 X 152 ft irr	<b>File Number</b>	
<b>Lot Area</b>	11,030.85 sqft	<b>Occupancy</b>	17 days PP/PR Accepted
<b>Cadastre</b>	1418131	<b>Deed of Sale Signature</b>	15 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2020	<b>Municipal</b>	\$4,465 (2020)	<b>Common Exp.</b>	
<b>Lot</b>	\$333,100	<b>School</b>	\$502 (2020)	<b>Electricity</b>	
<b>Building</b>	\$272,500	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$605,600	<b>Total</b>	\$4,967	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19.6 X 12.8 ft	Wood	Fireplace-Stove.	
GF	Family room	16.2 X 11.9 ft	Wood		
GF	Kitchen	18.9 X 10.11 ft	Wood		
GF	Dining room	12.5 X 11.1 ft	Wood		
2	Master bedroom	27.2 X 13.5 ft	Wood		
2	Bedroom	14.7 X 10.9 ft	Wood		
2	Bedroom	10.11 X 8.8 ft	Wood		
BA1	Laundry room	10.4 X 6 ft	Laminate floor		
BA1	Storage	20.6 X 12.10 ft	Concrete		
BA1	Playroom	29.5 X 10.5 ft	Laminate floor		
<b>Additional Space</b>			<b>Size</b>		
Garage			12.10 X 30 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Aluminum shingles	<b>Parkg (total)</b>	Driveway (3), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central heat pump	<b>Energy efficiency</b>	

## Inclusions

Dishwasher, stove, fridge, microwave, washer, dryer, garage door opener

## Exclusions

None

## Broker - Remarks

Welcome to 90 Charnwood. Lovely Canadiana with an aluminum roof, sitting on a large private 11,000 square foot lot in Beaconseld South, minutes away from Beaurepaire village. Fantastic family location with the benefits of being walking distance from the village, schools, parks, pool, public transportation and much more!

## Addendum

Schools are offered here, St Edmunds Elementary (LBPSB) and École primaire internationale Saint-Rémi (CSMB) to name a couple. Previous owner renovated the home tastefully from top to bottom in 2015-2016. Some of the home's features are: hardwood floors throughout, sunken living room with beautiful stone fireplace as a focal point, separate dining room, renovated kitchen with separate exit to backyard, finished basement with a full bathroom, 1 car garage with entrance into the house and it has plenty of storage for the growing family! Home was originally 4 bedroom but previous owner converted it to 3 bedrooms, with large master bedroom. Current owner updated heating and cooling system to new electric furnace and heat pump in 2017.

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

## Seller's Declaration

Yes SD-48137

## 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



Exterior entrance



Living room



Living room



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Staircase



Master bedroom



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Basement



Bathroom



Basement