



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

514-833-2575 / 514-695-2575

nancy@deakinrealty.ca



Centris No. 27922677 (Active)



\$1,350,000

**73 Av. Kirkwood
 Beaconsfield
 H9W 5L3**

Region Montréal
Neighbourhood South East
Near Beaconsfield Blvd
Body of Water

Property Type	Bungalow	Year Built	1988
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	72 X 54.8 ft irr	Trade possible	
Living Area	2,155 sqft	Cert. of Loc.	Yes (2009)
Building Area		File Number	
Lot Size	100 X 172.8 ft	Occupancy	2021-10-16
Lot Area	17,254 sqft	Deed of Sale Signature	2021-10-13
Cadastre	2424882		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$6,792 (2021)	Common Exp.	
Lot	\$449,100	School	\$877 (2021)	Electricity	
Building	\$473,200	Infrastructure		Oil	
		Water		Gas	
Total	\$922,300	Total	\$7,669	Total	

Room(s) and Additional Space(s)

No. of Rooms	7	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.6 X 17.6 ft	Ceramic		
GF	Dining room	14.6 X 12.6 ft	Wood		
GF	Kitchen	19.6 X 16 ft	Ceramic		
GF	Master bedroom	16 X 12.6 ft	Laminate floor	+ ensuite	
GF	Bedroom	12 X 12.6 ft	Carpet		
GF	Bedroom	12 X 12 ft	Wood		
GF	Laundry room	17 X 6.6 ft	Ceramic		
BA1	Family room	28 X 15 ft	Laminate floor	or bedroom	
BA1	Storage	18 X 18 ft irr	Concrete		
BA1	Storage	30 X 40 ft irr	Concrete		
Additional Space			Size		
Garage			20 X 25 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$12)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (6), Garage (2)
Siding	Stucco	Driveway	Asphalt, Double width or more, Paving stone
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

Refrigerator, stove, dishwasher, washer, dryer, freezer in garage, all light fixtures, all curtain rods & blinds. Metal storage rack in south west corner room of basement.

Exclusions

The propane tank for the generator is rented.

Broker - Remarks

This custom designed executive bungalow, built in 1988, offers an elegant open concept layout with over 2000sf of living area, set on a beautiful mature 17,250sf lot. Opportunity to live on a prestigious street surrounded by beautiful homes and steps to parks, transportation, shops, schools and the lakefront.

Addendum

Enter into a large enclosed vestibule with double french doors to a spacious entry hall.

Step down into the bright living room with high ceilings, cove moldings, ceramic flooring & fireplace.

Step up to the formal dining room with beautiful wood floors, south facing bay window and french doors to the private raised uni-stone terrace.

Gourmet kitchen with granite counters, ample storage, top quality appliances, a built in work station and island overlooking the backyard.

Guest powder room off the main entry hallway.

Oversized 2 car garage with new doors giving access to the main floor mudroom and laundry area.

The bedrooms are located away from the main living space, accompanied by a large beautifully renovated family bath with separate soaking tub shared by 2 bedrooms.

The private master suite has an ensuite bathroom, walk in closet and french doors to the private backyard terrace.

Huge basement with high ceilings featuring a recently added oversized family room/bedroom. Additional rooms offer lots of

potential for further development.

Sale with legal warranty

Seller's Declaration

Yes SD-78797

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.