



Nancy Kemp Deakin, Certified Residential and Commercial Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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Centris No. 18662907 (Active)



\$1,750,000

**303 Crois. Pinetree
 Beaconsfield
 H9W 5E2**

Region Montréal
Neighbourhood Central South
Near Beaconsfield Blvd
Body of Water Lac St-Louis

Property Type	Two or more storey	Year Built	1968
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	45.11 X 62.8 ft irr	Reposess./Judicial auth.	No
Living Area	2,500 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2002)
Lot Size	103 X 100.1 ft irr	File Number	
Lot Area	10,030.88 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	1970461	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$7,540 (2021)	Common Exp.	
Lot	\$470,600	School	\$998 (2021)	Electricity	\$2,526
Building	\$556,500	Infrastructure		Oil	\$400
		Water		Gas	\$865
Total	\$1,027,100	Total	\$8,538	Total	\$3,791

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	27.6 X 14 ft	Wood	Fireplace-Stove.	
GF	Dining room	13 X 13 ft	Wood		
GF	Kitchen	19 X 13 ft	Ceramic		
GF	Family room	20 X 13 ft	Wood	Fireplace-Stove.	
GF	breezeway	10 X 5 ft	Ceramic		
2	Master bedroom	17 X 14 ft	Wood	+ensuite	
2	Bedroom	14 X 12 ft	Wood		
2	Bedroom	13.6 X 13 ft	Wood		
2	Bedroom	13 X 10 ft	Wood		
BA1	Family room	20 X 14 ft	Laminate floor		
BA1	Bedroom	13 X 10 ft	Carpet	+ensuite	
Additional Space			Size		

Garage	25 X 25 ft
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Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$12)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding	Wood	Driveway	Paving stone
Windows		Garage	Attached, Double width or more
Window Type	Casement	Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	Access (Lake)
Washer/Dryer (installation)	Laundry room (Basement 1)	View	
Fireplace-Stove	Gas fireplace, Wood fireplace	Proximity	Commuter train, Elementary school, High school, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

Sub-Zero fridge, gas stove, (as is) dishwasher, washer, dryer, hot water tank, blinds, garage door opener, pool accessories, light fixtures

Exclusions

Television & wall bracket in family room

Broker - Remarks

A rare opportunity to own this beautiful "New England" style executive cottage located on a prestigious waterfront crescent with water views and shared access to the lake. This home is steps to the lake, Centennial Park and beach, the library & rec centre and close to all amenities.

Addendum

A bright, spacious family home with open-concept main floor - gourmet kitchen with island and large bay window open to the dinette & family room with fireplace & patio doors to the back yard.

The formal separate living room has a fireplace and custom built-in library and opens to the separate dining room.

Large entrance hall, powder room and separate breezeway with access to the oversized two-car garage with car charging station.

Up to the bedroom level featuring a private master suite with custom walk in closet and beautifully renovated bathroom, three more bedrooms and the renovated family bath.

Well finished basement with large family room, 5th bedroom, ensuite bathroom, separate laundry room, furnace room & lots of storage including a walk-in cedar closet.

The secluded yet sunny back yard oasis is well landscaped with perennial flower beds, a beautiful Val Mar heated in-ground concrete pool, large aggregate concrete entertaining space & cabana.

Lovely curb appeal with natural stone front porch and Uni-stone driveway with ample parking. Do not miss this special home in a superb location!

Sale with legal warranty

Seller's Declaration

Yes SD-80273

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



Aerial photo



Aerial photo



Pool



Exterior



Exterior entrance



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Dinette



Dinette



Family room



Family room



Powder room



Staircase



Master bedroom



Master bedroom



Master bedroom



Ensuite bathroom