

Centris No. 27026751 (Active)



\$3,500/month X 12 month(s)

**74 Prairie Drive
 Beaconsfield
 H9W 0A8**

Region Montréal
Neighbourhood South East
Near Saint-Charles
Body of Water

Property Type	House	Year Built	2017
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	No
Year of Conversion		Declaration of co-ownership	
Building Type	Attached	Special Contribution	
Floor		Meeting Minutes	No
Total Number of Floors		Financial Statements	No
Total Number of Units		Building Rules	No
Private Portion Size		Repossess./Judicial auth.	No
Priv. Portion Area		Trade possible	
Building Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area	2,580.65 sqft	Occupancy	2022-08-01
Cadastre of Private Portion	6031573	Deed of Sale Signature	30 days PP/PR
Cadastre of Common Portions	6031570		Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year		Municipal	Not issued	Condo Fees	
Lot		School	Not issued	Common Exp.	
Building		Infrastructure	Not issued	Electricity	
		Water	Not issued	Oil	
		Other		Gas	
Total	Not issued	Total	Not issued	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.11 X 17 ft	Wood		
GF	Dining room	10.11 X 15 ft	Wood		
GF	Kitchen	8.6 X 15 ft	Tiles		
2	Primary bedroom	11.11 X 13.4 ft	Wood	+ ensuite	
2	Bedroom	9.7 X 11.6 ft	Wood		

2	Bedroom	9.6 X 11.6 ft	Wood
BA1	Playroom	18.11 X 12.10 ft	Wood
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	20 X 20 ft		
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Garage (2)
Heating System	Forced air	Driveway	
Basement		Garage	Built-in, Double width or more
Bathroom		Carport	
Washer/Dryer (installation)		Lot	
Fireplace-Stove		Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Air exchange system, Electric garage door opener, Central heat pump	View	
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Energy efficiency		Roofing	
Inclusions			
Stove, fridge, dishwasher, washer, dryer, driveway snow removal, lawn contract, water tax			
Exclusions			
Hydro, telephone, television, Internet, tenant's insurance. Tenants will pay for minor repairs costing less than \$100.			
Broker - Remarks			
Top quality townhouse built in 2018 by respected local builder Jean Houde. Appliances and custom blinds are included. Available August 1.			
Addendum			
This 3 bedroom south-facing townhouse boasts high ceilings and an open concept main floor.			
Separate entry/vestibule open to large bright living room, main floor powder room with laundry, bright dining area open to kitchen.			
Kitchen has lots of cupboard and counter space, large island, top quality appliances, patio doors to large concrete deck with privacy planters.			
Second floor with master bedroom, elegant ensuite bathroom with shower and bath.			
2 more bedrooms and family bath.			
Finished basement level with large playroom, full bath, storage closet and door to the underground 2-car garage.			
Seller's Declaration		No	
Source			
IMMEUBLES DEAKIN REALTY, Real Estate Agency			



Exterior



Exterior



Exterior entrance



Living room



Living room



Living room



Kitchen



Dining room



Dining room



Dining room



Powder room



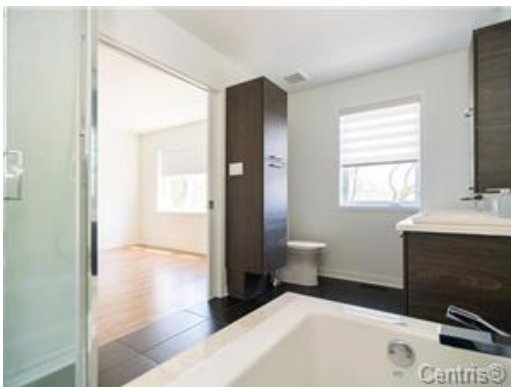
Staircase



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bathroom



Staircase



Basement



Basement



Backyard



Backyard