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**Centris No.** 22392811 (Active)



**\$1,289,000**

**109 Franklin Road**  
**Beaconsfield**  
**H9W 5W6**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Willowbrook  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1975
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	55.9 X 31.4 ft irr	<b>Trade possible</b>	
<b>Living Area</b>	2,100 sqft	<b>Cert. of Loc.</b>	Yes (2002)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	94.6 X 94.9 ft irr	<b>Occupancy</b>	75 days PP/PR Accepted
<b>Lot Area</b>	8 999.7 sqft	<b>Deed of Sale Signature</b>	75 days PP/PR Accepted
<b>Cadastre</b>	2425326		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2022	<b>Municipal</b>	\$5,886 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$234,100	<b>School</b>	\$735 (2022)	<b>Electricity</b>	\$3,207
<b>Building</b>	\$509,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$743,200	<b>Total</b>	\$6,621	<b>Total</b>	\$3,207

Room(s) and Additional Space(s)								
No. of Rooms	9		No. of Bedrooms (above ground + basement)	4+0		No. of Bathrooms and Powder Rooms	2+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	12 X 17.6 ft	Parquetry					
GF	Dining room	12 X 14 ft	Parquetry					
GF	Kitchen	15.6 X 15.6 ft	terra cotta					
GF	Family room	19.6 X 12 ft	Parquetry	Fireplace-Stove.				
GF	Laundry room	6.6 X 14 ft	terra cotta					
2	Primary bedroom	20 X 12.6 ft	Parquetry	+ ensuite & walk-in				
2	Bedroom	12.6 X 18 ft	Parquetry					
2	Bedroom	11 X 12.6 ft	Parquetry					
2	Bedroom	11.9 X 9 ft	Parquetry					
BA1	Playroom	12 X 25 ft	Carpet					
BA1	Workshop	30 X 12 ft	Concrete					
BA1	Storage	8 X 15 ft	Concrete					

<b>Additional Space</b> Garage	<b>Size</b> 19 X 20.6 ft
<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Poured concrete
<b>Roofing</b>	Asphalt shingles
<b>Siding</b>	Aluminum, Brick, Stone
<b>Windows</b>	
<b>Window Type</b>	
<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Forced air
<b>Basement</b>	6 feet and more, Finished basement
<b>Bathroom</b>	Ensuite bathroom
<b>Washer/Dryer (installation)</b>	laundry room (1st level/Ground floor)
<b>Fireplace-Stove</b>	Gas stove, Wood fireplace
<b>Kitchen Cabinets</b>	Wood
<b>Equipment/Services</b>	Central heat pump
<b>Restrictions/Permissions</b>	
<b>Rented Equip. (monthly)</b> Propane tank (\$15)	
<b>Renovations</b>	
<b>Pool</b>	
<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Driveway</b>	Asphalt, Double width or more, Paving stone
<b>Garage</b>	Attached, Double width or more
<b>Carport</b>	
<b>Lot</b>	Landscaped
<b>Topography</b>	
<b>Distinctive Features</b>	Cul-de-sac
<b>Water (access)</b>	
<b>View</b>	
<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
<b>Building's Distinctive Features</b>	
<b>Energy efficiency</b>	
<b>Inclusions</b>	
Kitchen appliances; Sub zero fridge, wolf stove/oven, Asko dishwasher, washer and dryer, island in the kitchen, patio table and bench in back yard, all window coverings.	
<b>Exclusions</b>	
Dining room light fixture, and the kitchen chandelier. The propane tank is rented.	
<b>Broker - Remarks</b>	
Charming stone Canadiana set on sleepy cul-de-sac in Beaconsfield south. Exceptional family location with close proximity to top primary schools, historic Pointe Claire village, Lac St Louis and more. Sit on the front porch and watch the children play or stroll next door to Briarwood kiddie park with seasonal tennis and ice skating rink. Lovingly maintained and updated by the same family for the last 44 years, this home is ready for a new family to write the next chapters.	
<b>Addendum</b>	
Main floor layout features classic cross-hall plan with bright and spacious formal living and dining rooms in the front. Gourmet kitchen renovated with quality throughout - wood cabinets, marble counters, imported terra cotta floors and high end built-in appliances. The custom cabinetry is extended into the mudroom/laundry room off the double garage. Cozy family room with wood burning fireplace and patio doors out to Provence" inspired stone patio, immaculate gardens, and fully landscaped private grounds. Second floor features 4 bedrooms and tastefully renovated family bathroom. Oversized master bedroom suite with adjacent office/dressing room and ensuite. A finished basement with family room, workshop and storage completes the home.	
A fabulous combination of home and location for families looking to benefit from everything the neighbourhood has to offer .	
<b>Sale with legal warranty</b>	
<b>Seller's Declaration</b>	Yes SD-06951
<b>Source</b>	
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.