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**Centris No.** 26165270 (Active)



**\$899,000**

**196 Av. Rosedale**  
**Beaconsfield**  
**H9W 2H8**

**Region** Montréal  
**Neighbourhood** Sherwood (North West)  
**Near** Leeds Ave  
**Body of Water**

<b>Property Type</b>	Split-level	<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>	46.2 X 28.1 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	1,600 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2017)
<b>Lot Size</b>	70 X 100.9 ft	<b>File Number</b>	
<b>Lot Area</b>	7,111 sqft	<b>Occupancy</b>	2022-12-04
<b>Cadastre</b>	1970126	<b>Deed of Sale Signature</b>	2022-11-25
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2022	<b>Municipal</b>	\$3,993 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$363,400	<b>School</b>	\$480 (2022)	<b>Electricity</b>	
<b>Building</b>	\$328,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$691,500	<b>Total</b>	\$4,473	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>8</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>4+0</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>2+1</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
2	Living room	11.6 X 13.6 ft	Wood	Fireplace-Stove.	
2	Dining room	11.6 X 13.6 ft	Wood		
2	Kitchen	9.6 X 11.6 ft	Ceramic		
3	Primary bedroom	22 X 11 ft	Wood	+ ensuite	
3	Bedroom	13.6 X 13 ft	Wood		
3	Bedroom	13.6 X 13 ft	Wood		
3	Bedroom	13.6 X 13 ft	Wood		
GF	Family room	11 X 21 ft	Laminate floor		
BA1	Playroom	16 X 16 ft	Laminate floor		
BA1	Workshop	16 X 16 ft	Concrete		
<b>Additional Space</b>			<b>Size</b>		
Garage			12 X 26 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>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>	Brick, Vinyl	<b>Driveway</b>	Asphalt, Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Built-in, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity, Heating oil	<b>Lot</b>	Bordered by hedges, Fenced
<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>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry closet (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

## Inclusions

Fridge, stove, dishwasher, window coverings & all light fixtures.

## Exclusions

Washer & dryer

## Broker - Remarks

Charming renovated split-level on prime street in the heart of Sherwood. Bright, updated kitchen with new high end appliances. Upper level features a large master bedroom with ensuite bathroom, three good size bedrooms and renovated family bathroom. Cozy main floor family room with access to extra deep garage (epoxy floor) and private, well landscaped back garden. Fully finished basement. Exceptional value opportunity for a renovated home in one of the best family neighbourhood's on the island of Montreal.

## Sale with legal warranty

## Seller's Declaration

Yes SD-07976

## 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.