

Centris No. 18613306 (Active)



\$839,000

217 Evergreen Drive
Beaconsfield
H9W 2B1

Region Montréal
Neighbourhood Forest Gardens (Central North)
Near Park Road
Body of Water

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size
Living Area
Building Area
Lot Size
Lot Area 7,405.57 sqft
Cadastre 1971383
Zoning Residential

Year Built 1964
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. No
File Number
Occupancy 2022-12-04
Deed of Sale Signature 2022-11-23

Municipal Assessment

Year 2022
Lot \$302,700
Building \$532,400

Taxes (annual)

Municipal \$4,619 (2022)
School \$564 (2022)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$835,100 **Total** \$5,183 **Total**

Room(s) and Additional Space(s)

No. of Rooms 8 **No. of Bedrooms (above ground + basement)** 4+1 **No. of Bathrooms and Powder Rooms** 3+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	16 X 13 ft	Wood	Fireplace-Stove.
GF	Kitchen	14 X 11.6 ft	Tiles	
GF	Family room	13 X 11.6 ft	Tiles	
GF	Dining room	13 X 11 ft	Wood	
2	Primary bedroom	16.6 X 10 ft	Wood	
2	Bedroom	13.6 X 12 ft	Wood	
2	Bedroom	11.6 X 9 ft	Wood	
2	Bedroom	11.6 X 10.6 ft	Wood	
BA1	Playroom	19 X 12 ft	Laminate floor	
BA1	Bedroom	12.6 X 10.6 ft	Laminate floor	
BA1	Laundry room	11 X 10 ft	Ceramic	+ bath
Additional Space			Size	
Garage			24 X 10 ft	

Features

Sewage System	Municipality
Water Supply	Municipality
Foundation	Poured concrete
Roofing	Asphalt shingles
Siding	Brick
Windows	
Window Type	Casement
Energy/Heating	Dual energy, Electricity, Heating oil
Heating System	Forced air, Radiant
Basement	6 feet and more, Finished basement
Bathroom	Ensuite bathroom, Separate shower
Washer/Dryer (installation)	Bathroom (Basement 1)
Fireplace-Stove	Wood fireplace

Rented Equip. (monthly)

Renovations

Pool

Parkg (total)

Driveway (3), Garage (1)

Driveway

Asphalt

Garage

Attached, Single width

Carport

Lot

Topography

Distinctive Features

Water (access)

View

Proximity

Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation

Building's Distinctive

Features

Energy efficiency

Kitchen Cabinets

Equipment/Services

Restrictions/Permissions

Inclusions

Appliances, light fixtures, window coverings - all as presently installed

Exclusions

Electric car charging unit

Broker - Remarks

Charming 'Canadiana' well located in the heart of "Forest Gardens". Set on a family-friendly street and adjacent to a park. Easy access to transportation, top schools and all that the Beaconsfield community has to offer .

Addendum

Featuring a classic "cross-hall" plan with bright living room and family room at the front of the house. Harwood floors throughout. Updated kitchen open to dining room and large patio doors out to back deck and private back garden.

Second floor has a renovated family bathroom and 4 bedrooms, including generous primary with ensuite bathroom and walk-in.

Fully finished basement with large playroom/TV room, additional bedroom and renovated bathroom/laundry room. Ideal for young adults or as a guest suite.

Sale with legal warranty

Seller's Declaration

Yes SD-08650

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



Living room



Living room



Kitchen



Kitchen



Dinette



Dinette



Dinette



Dining room



Other



Powder room



Staircase



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Basement



Backyard



Backyard