

Centris No. 15955232 (Active)



\$1,279,000

**269 Brighton Drive
 Beaconsfield
 H9W 2L5**

Region Montréal
Neighbourhood Sherwood (North West)
Near Oakdale
Body of Water

Property Type	Two or more storey	Year Built	1969
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	8,400.15 sqft	Occupancy	2022-12-18
Cadastre	1971069	Deed of Sale Signature	2022-12-09
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$4,772 (2022)	Common Exp.	
Lot	\$429,200	School	\$583 (2022)	Electricity	
Building	\$403,400	Infrastructure		Oil	
		Water		Gas	
Total	\$832,600	Total	\$5,355	Total	

Room(s) and Additional Space(s)								
No. of Rooms	8		No. of Bedrooms (above ground + basement)	4+0		No. of Bathrooms and Powder Rooms	3+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	23 X 12 ft	Wood	Fireplace-Stove.				
GF	Family room	13.6 X 10.6 ft	Wood					
GF	Kitchen	15 X 14.6 ft	Wood					
GF	Dining room	12 X 11 ft	Wood					
2	Primary bedroom	16.6 X 11 ft	Wood	+ensuite				
2	Bedroom	10 X 9 ft	Wood					
2	Bedroom	13.6 X 10 ft	Wood					
2	Bedroom	10 X 10 ft	Wood					
Additional Space			Size					
Garage			20 X 18 ft					

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	

Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (6), Garage (2)
Siding		Driveway	Asphalt, Paving stone
Windows		Garage	Attached, Double width or more
Window Type	Casement	Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air, Radiant	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning	Energy efficiency	
Restrictions/Permissions			

Inclusions

Wolf gas stove, dishwasher, kitchen fridge (small leak in freezer), blinds, all light fixtures, family room cabinetry, trampoline

Exclusions

Washer, dryer, curtains & rods, gazebo, garage fridge, basement freezer

Broker - Remarks

Renovated 4-bedroom cottage on one of the top streets in sought-after "Sherwood" neighbourhood. Family-friendly street, close to all. A lovely turn-key home in the heart of a great community.

Addendum

Main floor features cozy sunken living room with gas fireplace and large formal dining area. Fully renovated kitchen with quartz counters, gas range and large island - open to family room. Patio doors out to private and fully landscaped back garden. Practical main floor mudroom adjacent to double garage with epoxy floor.

Second floor has 3 good-sized guest/kids' bedrooms and a renovated family bathroom. Primary bedroom suite has 2 walk-ins, separate office/study area and updated ensuite bath.

Fully finished basement with playroom & renovated laundry room/bathroom.

Sale with legal warranty

Seller's Declaration

Yes SD-08925

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



Exterior entrance



Exterior entrance



Living room



Living room



Family room



Family room



Kitchen



Kitchen



Kitchen



Living room



Staircase



Primary bedroom



Primary bedroom



Den



Primary bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Backyard



Backyard