



**Jay Deakin**, Certified Residential and Commercial Real Estate Broker AEO  
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**Centris No.** 21960373 (Active)



**\$755,000**

**397 Dublin Road  
 Beaconsfield  
 H9W 1V3**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1969
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>	70 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	6,999.77 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1418381	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2022	<b>Municipal</b>	\$4,800 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$357,700	<b>School</b>	\$511 (2022)	<b>Electricity</b>	
<b>Building</b>	\$380,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$738,400	<b>Total</b>	\$5,311	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>6</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>3+1</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>	
GF	Living room	18.6 X 12 ft	Wood	Fireplace-Stove.	
GF	Kitchen	22.6 X 11 ft	Wood		
GF	Family room	12 X 12 ft	Wood		
2	Primary bedroom	12.6 X 12 ft	Wood	+ensuite	
2	Bedroom	13.6 X 12 ft	Wood		
2	Bedroom	12 X 9.6 ft	Wood		
BA1	Playroom	28 X 10 ft	Laminate floor		
BA1	Laundry room	11.6 X 11 ft	Laminate floor		
BA1	Office	11.6 X 11 ft	Carpet		
BA1	Storage	18 X 12 ft	Concrete		
<b>Additional Space</b>			<b>Size</b>		
Garage			20 X 12 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 (2), Garage (1)
<b>Siding</b>	Brick, Vinyl	<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity, Natural gas	<b>Lot</b>	
<b>Heating System</b>	Forced air, Radiant	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry room (Basement 1)	<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 heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

## Inclusions

Kitchen appliances, washer & dryer, light fixtures, window coverings

## Exclusions

None

## Broker - Remarks

Renovated 3 bedroom cottage in Beaconsfield's sought after Sherwood neighbourhood. Well located on a family friendly street, just a short walk from the park and quick access to the train station & highway. An exceptional value opportunity.

## Addendum

Main floor features entrance with heated floors open to the large west facing living room with fireplace. The living room is partially open to the bright, renovated kitchen with heated floors, tons of cabinet space, large island, gas range, oversized fridge and walk in wine display. Off the kitchen is a cozy family room with patio doors to the back deck.

The second level has 3 bedrooms. The primary bedroom with a renovated ensuite bathroom, and two guest/kids' bedrooms with a renovated guest/family bathroom.

Partially finished basement with playroom, office, laundry area & storage.

## Sale without legal warranty of quality, at the buyer's risk and peril

## Seller's Declaration

Yes SD-10475

## Source

## Notice of disclosure

Yes

IMMEUBLES DEAKIN REALTY, Real Estate Agency (Interest: Indirect)

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.