

Centris No. 26226559 (Active)



\$1,375,000

**18 Place Harrow
 Beaconsfield
 H9W 5C7**

Region Montréal
Neighbourhood Central South
Near Beaconsfield Blvd
Body of Water Lake Saint-Louis

Property Type	Two or more storey	Year Built	1920
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	62.3 X 24.7 ft irr	Reposess./Judicial auth.	No
Living Area	2,100 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (1997)
Lot Size	103.9 X 126.5 ft irr	File Number	
Lot Area	13,640.02 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1970082	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$7,988 (2023)	Common Exp.	
Lot	\$887,000	School	\$948 (2023)	Electricity	
Building	\$434,600	Infrastructure		Oil	
		Water		Gas	
Total	\$1,321,600 (104.04%)	Total	\$8,936	Total	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
9	4+0		3+1	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	18 X 15.6 ft	Wood	Fireplace-Stove.
GF	Dining room	10.6 X 14.6 ft	Wood	
GF	Kitchen	16 X 16 ft	Wood	
GF	Family room	16 X 11.6 ft	Wood	Fireplace-Stove.
GF	Office	10.6 X 8 ft	Wood	
2	Primary bedroom	12.6 X 17.6 ft	Wood	+ ensuite
2	Bedroom	10.6 X 13 ft	Wood	
2	Bedroom	12 X 10.6 ft	Wood	
2	Bedroom	10 X 9.6 ft	Wood	
BA1	Family room	14.6 X 23 ft	Wood	+ stairs to garage
BA1	Laundry room	10 X 9 ft	Ceramic	
BA1	Storage	10 X 9 ft	Wood	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles, Elastomeric membrane	Parkg (total)	Driveway (4), Garage (2)
Siding	Stone, Wood	Driveway	Asphalt, Double width or more
Windows		Garage	Built-in, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	Street corner
Bathroom	Ensuite bathroom	Water (access)	Access (Lake)
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Electric garage door opener	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Amana refrigerator, Kitchen Aid wall ovens, Bosch stove top, Kitchen Aid dishwasher, washer, & dryer, curtains rods and blinds as presently installed, garage door openers.

Exclusions

Broker - Remarks

Ultra charming stone front Canadiana situated on a prime waterfront crescent with water views and deeded water access. Excellent opportunity to live on a prestigious street in sought after Beaconsfield South. Short walk to Beaconsfield's waterfront Centennial park, sports facilities, and great schools.

Addendum

Enclosed vestibule open to spacious foyer. Elegant cross hall plan with oak floors throughout.

Grand living room with fireplace, crown moulding, and large south facing window overlooking the covered front porch.

Tastefully renovated kitchen with custom cabinetry, double built in oven, and large island open to bright family room with fireplace.

The family room overlooks the large backyard, with patio doors to back deck. Separate formal dining. Sun filled main floor office with built in desks and storage.

The second floor offers a private primary bedroom with double closets and renovated ensuite bathroom with heated floors. Three additional bedrooms and renovated full bathroom with heated floors.

The basement offers a full bathroom/laundry room, storage room, and family room with entrance to double garage. The double garage has attic storage access, and a door to the backyard.

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

Seller's Declaration

Yes SD-15828

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



Aerial photo



Aerial photo



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Dining room



Dining room



Office



Staircase



Primary bedroom



Pre-sale



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom