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**Centris No.** 18015767 (Active)



**\$1,239,000**

**9 Place Harrow  
 Beaconsfield  
 H9W 5C7**

**Region** Montréal  
**Neighbourhood** Central South  
**Near** Beaconsfield Blvd.  
**Body of Water** Lac St-Louis

<b>Property Type</b>	Split-level	<b>Year Built</b>	1956
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	50.11 X 33.10 ft irr	<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	Yes (2023)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	101 X 133.7 ft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Lot Area</b>	13,528.08 sqft	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Cadastre</b>	1970375		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2023	<b>Municipal</b>	\$8,046 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$879,800	<b>School</b>	\$993 (2023)	<b>Electricity</b>	\$3,700
<b>Building</b>	\$406,400	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,286,200 (96.33%)	<b>Total</b>	\$9,039	<b>Total</b>	\$3,700

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20.6 X 13.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	19.6 X 10.6 ft	Wood		
GF	Kitchen	29.6 X 10.6 ft	Ceramic		
2	Primary bedroom	19 X 12 ft	Wood	or Family room	
3	Bedroom	17.6 X 10.6 ft	Wood		
3	Bedroom	16 X 10.6 ft	Wood		
3	Bedroom	15 X 13 ft	Wood		
BA1	Laundry room	10 X 7 ft	Ceramic		
BA1	Playroom	10 X 40 ft	Carpet		
BA1	Storage	12 X 16 ft	Concrete		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$15)
<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 (2)
<b>Siding</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	Access (Lake)
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Fridge, stove, dishwasher, washer, dryer, basement hide-a-bed

## Exclusions

Hot water tank is rented

## Remarks

This custom-built executive split level is perched up high over prestigious Harrow Place waterfront crescent. Deeded access to the lake allows you to put your kayak or paddleboard in and enjoy beautiful Lake St. Louis! This is a great opportunity to own a spacious family home on a beautiful mature lot.

## Addendum

The entrance and spacious foyer open to an open concept living area. The living room has a floor to ceiling brick fireplace and impressive west-facing bay window. The dining room has patio doors to the private back yard. The large bright kitchen is open to the dinette, which also features a bay window overlooking the property. There is a full bathroom on the main level and a side entrance to the yard. Up one level to an impressive "great room with cathedral ceilings which could also be used as a primary bedroom suite, featuring a large west-facing bay window and adjoining full bathroom. The upper level offers three well-proportioned bedrooms and another full family bathroom. The partially finished basement has high ceilings, a large playroom, separate laundry room and lots of storage and workshop space.

## Sale with legal warranty of quality

## Seller's Declaration

Yes SD-23487

## 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



Access to a body of water



Exterior entrance



Living room



Living room



Living room





Dining room



Dining room



Dinette



Kitchen



Kitchen



Bathroom



Staircase



Family room



Family room



Family room



Bathroom



Staircase



Hall



Bedroom



Bedroom



Bedroom