

Centris No. 18015767 (Active)



\$1,269,000

**9 Place Harrow
 Beaconsfield
 H9W 5C7**

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

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

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$7,795 (2023)	Common Exp.	
Lot	\$879,800	School	\$922 (2023)	Electricity	\$3,700
Building	\$406,400	Infrastructure		Oil	
		Water		Gas	
Total	\$1,286,200 (98.66%)	Total	\$8,717	Total	\$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

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$15)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	
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, Partially finished	Distinctive Features	
Bathroom		Water (access)	Access (Lake)
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

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

Exclusions

Hot water tank is rented

Broker - 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

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