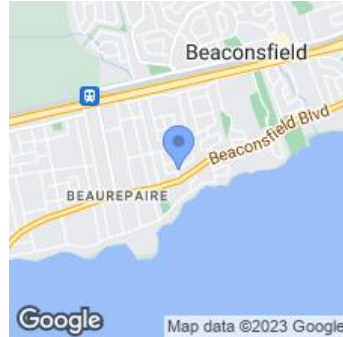


Centris No. 20050610 (Active)



\$1,149,000

426 Greenwood Drive
Beaconsfield
H9W 4Z8

Region Montréal
Neighbourhood Central South
Near
Body of Water

Property Type	Two or more storey	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	52.2 X 30.8 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	107 X 99.1 ft irr	File Number	
Lot Area	10,357.03 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1 418 058	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$5,930 (2023)	Common Exp.	
Lot	\$488,200	School	\$615 (2022)	Electricity	
Building	\$480,700	Infrastructure		Oil	
		Water	\$486 (2023)	Gas	
Total	\$968,900 (118.59%)	Total	\$7,031	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	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	27 X 12 ft	Wood	Fireplace-Stove.	
GF	Dining room	14.6 X 10.6 ft	Wood		
GF	Kitchen	14.6 X 10.6 ft	Ceramic		
GF	Family room	19 X 11 ft	Wood		
2	Primary bedroom	13 X 12.6 ft	Wood		
2	Bedroom	13 X 12.6 ft	Wood		
2	Bedroom	12 X 9 ft	Wood		
2	Bedroom	12 X 10.6 ft	Wood		

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

Foundation	Poured concrete	Pool	Heated, Inground
Roofing		Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, 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	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Air exchange system, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Fridge (Kitchenaid), stove (Kitchenaid), dishwasher (Bosch), tv and home theatre in basement , temporary pool fence

Exclusions

Broker - Remarks

Welcome to this exceptional home in highly desirable Beaconsfield South . Located within walking distance of both Christmas Park and St-Rémi elementary schools, it's perfect for families. The intimate hedged yard boasts a salt-water inground pool on a spacious lot of over 10,000 sqft. Inside, you'll find a renovated kitchen and bathrooms, showcasing modern finishes. This home has been exceptionally well-maintained and updated. With generous sized bedrooms and an ensuite bathroom, comfort and convenience are ensured.

Sale with legal warranty

Seller's Declaration

Yes SD-64074

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.



Frontage



Frontage



Exterior entrance



Living room



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Drawing (sketch)

Centris®



Drawing (sketch)

Centris®



Family room



Family room



Family room



Powder room



Staircase



Staircase



Primary bedroom



Primary bedroom