



Desiree Ofter, Residential Real Estate Broker
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Centris No. 10115624 (Active)



\$839,000

**14 Circle Road
 Beaconsfield
 H9W 5B7**

Region Montréal
Neighbourhood Central South
Near
Body of Water

| | | | |
|--------------------------|--------------------|---------------------------------|---------------------------|
| Property Type | Two or more storey | Year Built | 1956 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 50.2 X 30.1 ft irr | Reposess./Judicial auth. | No |
| Living Area | | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2011) |
| Lot Size | 120 X 99.5 ft | File Number | |
| Lot Area | 11,640.09 sqft | Occupancy | 90 days PP/PR Accepted |
| Cadastre | 1969672 | Deed of Sale Signature | 90 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|---------------------|-----------------------|----------------|---------------------------------|--|
| Year | 2024 | Municipal | \$4,724 (2024) | Common Exp. | |
| Lot | \$546,100 | School | \$552 (2024) | Electricity | |
| Building | \$192,000 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$738,100 (113.67%) | Total | \$5,276 | Total | |

| Room(s) and Additional Space(s) | | | | | |
|--|-----------------|--|-----------------------|--|------------|
| No. of Rooms | 7 | No. of Bedrooms (above ground + basement) | 4+0 | No. of Bathrooms and Powder Rooms | 2+0 |
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Living room | 17.6 X 15 ft | Wood | Fireplace-Stove. | |
| GF | Kitchen | 19.6 X 13 ft | Ceramic | | |
| GF | Office | 12 X 9 ft | Wood | | |
| GF | Primary bedroom | 18 X 11 ft | Wood | | |
| GF | Bedroom | 11.10 X 10.6 ft | Wood | | |
| 2 | Bedroom | 14.6 X 11.6 ft | Laminate floor | | |
| 2 | Bedroom | 11.6 X 10 ft | Laminate floor | | |

| Features | |
|--------------------------------|-----------------|
| Sewage System | Municipality |
| Water Supply | Municipality |
| Foundation | Poured concrete |
| Rented Equip. (monthly) | Propane tank |
| Renovations | |
| Pool | |

| | | | |
|------------------------------------|---|--|-------------------------------|
| Roofing | | Parkg (total) | Driveway (4) |
| Siding | | Driveway | Asphalt, Double width or more |
| Windows | | Garage | |
| Window Type | | Carport | |
| Energy/Heating | Electricity, Propane | Lot | |
| Heating System | Forced air | Topography | |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | Ensuite bathroom | Water (access) | |
| Washer/Dryer (installation) | Laundry room (Basement 1) | View | |
| Fireplace-Stove | Wood fireplace | Proximity | |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Property/Unit Amenity | Central vacuum cleaner system installation, Central heat pump | Energy efficiency | |
| Restrictions/Permissions | | Mobility impaired accessible | |
| Pets | | | |

Inclusions

Dishwasher, light fixtures, Mielle coffee machine.

Exclusions

Den light fixture, washer/dryer, fridge, stove

Remarks

Welcome to 14 Circle, a unique home in an A+ location. Located in prestigious Beaconsfield South on a quiet crescent, this home offers 4 bedrooms including a primary suite on the main floor. Extra large windows ensure that the rooms are bathed in natural light. The main floor office is perfect for those working from home. You'll enjoy the privacy of a large lot over 11,000 sqft yet walking distance to Saint-Rémi and Christmas Park schools, Beaufort Village shops and restaurants. See addendum for list of renovations.

Addendum

Important updates and renovations since purchase:

- Hardwood flooring in front hall replaced
- New vinyl flooring in the mud room
- Front windows 2014
- Mudroom windows 2023
- Central Vacuum 2016
- Kitchen window and patio door 2018
- Kitchen skylight 2016
- Shed 2014
- Gazebo 2018 (with electricity & lighting)
- Wooden fence 2019
- Entire garden replanted 2020-2023
- Built-in armoires in primary bedroom 2019
- Basement fully finished 2013/2014
- Chimney fully re-built 2013

Sale with legal warranty of quality

Seller's Declaration

Yes SD-40384

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.