



Alexa Landreville, Residential and Commercial Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-451-3246 / 514-695-2575

alexa@deakinrealty.ca



Centris No. 17687679 (Active)



\$1,098,000

79 Charnwood Road
Beaconsfield
H9W 4Z1

Region Montréal
Neighbourhood Central South
Near Church

Body of Water

Property Type	Split-level	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	52.2 X 42 ft irr	Reposess./Judicial auth.	No
Living Area	2,400 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size	90 X 102.6 ft	File Number	
Lot Area	9,044.91 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	1418083	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$5,700 (2024)	Common Exp.	
Lot	\$424,400	School	\$669 (2024)	Electricity	
Building	\$509,500	Infrastructure		Oil	
		Water		Gas	
Total	\$933,900 (117.57%)	Total	\$6,369	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	21 X 13.6 ft	Wood	Fireplace-Stove.	
2	Dining room	11 X 13.6 ft	Wood		
2	Kitchen	17.6 X 13.6 ft	Ceramic		
3	Primary bedroom	16 X 12 ft	Wood	+ ensuite	
3	Bedroom	12.6 X 11 ft	Wood		
3	Bedroom	11.6 X 10 ft	Wood		
3	Bedroom	9.6 X 9.6 ft	Wood		
GF	Family room	21 X 17 ft	Laminate floor		
BA1	Playroom	18.6 X 13 ft	Laminate floor		
BA1	Office	8.6 X 13 ft	Laminate floor		
BA1	Storage	27 X 11 ft	Concrete		
BA1	Cellar/Cold room	7 X 7 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	Brick, Stone	Driveway	Asphalt, Double width or more
Windows		Garage	Built-in, Double width or more
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	storage 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	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, oven and dishwasher

Exclusions

Washer & dryer. Dining room light fixture. The hot water tank is rented.

Remarks

Updated 4 bedroom split-level in sought after Beaconsfield south. Look no further for the ultimate family location - set on a sleepy-quiet street with no thru-traffic, close to all amenities. A short walk to the shops & restaurants in charming Beaurepaire village and the waterfront shores of Lac St Louis. Benefit from close proximity to top primary schools (steps to St Remi & Christmas park), recreation centre with pool & arena, parks and more. Great access to public transit (train & bus) for commuters and secondary schools.

Addendum

Spacious and functional layout with large eat-in kitchen with central island. Bright living room with bay window and stone fireplace. Formal dining room has patio doors to oversized deck overlooking private back garden. Upper level features 4 great size bedrooms including private primary bedroom with updated ensuite bathroom. Ground level has practical 2 car garage and large family room with 'walk-out' to back yard patio. Fully finished basement with additional playroom, guest bedroom/ office and large storage & utility area.

A well appointed home with all the key comforts for modern living and entertaining. Well maintained with a number of recent mechanical and cosmetic updates. An oasis of suburban living, where dozens of children play on streets and ride bikes between local parks and activities. Unparalleled quality of life for young and mature families alike.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-45207

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.