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**Centris No.** 14211946 (Active)



**\$679,000**

**120 Av. Angell  
 Beaconsfield  
 H9W 4V7**

**Region** Montréal  
**Neighbourhood** Beurepaire (South West)  
**Near** Beurepaire  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1954
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	42 X 28.2 ft irr	<b>Trade possible</b>	
<b>Living Area</b>	1,393 sqft	<b>Cert. of Loc.</b>	Yes (2018)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	84 X 110 ft	<b>Occupancy</b>	2024-11-15
<b>Lot Area</b>	9,239.74 sqft	<b>Deed of Sale Signature</b>	2024-11-15
<b>Cadastre</b>	1417279		
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$4,765 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$386,300	<b>School</b>	\$575 (2024)	<b>Electricity</b>	
<b>Building</b>	\$358,600	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$744,900 (91.15%)	<b>Total</b>	\$5,340	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18 X 13 ft	Wood	Fireplace-Stove.	
GF	Dining room	8.6 X 10 ft	Wood		
GF	Kitchen	10.6 X 13 ft	Linoleum		
GF	Solarium/Sunroom	15 X 14 ft	Wood		
GF	Primary bedroom	13 X 14 ft	Wood		
GF	Bedroom	13 X 9 ft	Wood		
GF	Bedroom	9 X 14 ft	Wood		
BA1	Playroom	18 X 15 ft	Laminate floor		
BA1	Bedroom	13 X 13 ft	Carpet		
BA1	Laundry room	10 X 8 ft	Laminate floor		
BA1	Workshop	13 X 20 ft	Concrete		
BA1	Storage	8 X 16 ft	Concrete		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<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 (2), Carport (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<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, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace, Wood stove	<b>Proximity</b>	Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
<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

Dishwasher, washer & dryer, fridge in basement, all blinds, LVR curtains

## Exclusions

Kitchen fridge, stove, freezer in basement, DNR curtains, patio door curtains, bedroom curtains. In garden - small Japanese maple and a few perennials.

## Remarks

Charming bungalow in Beaurepaire. Superb location south of highway 20 - Walk to Beaconsfield village, waterfront, train station, schools & parks. Three bedrooms on main level, with renovated family bathroom. Lovely sunroom extension with patio doors to large and private west facing back garden. Finished basement with additional bedroom, second bathroom, playroom and workshop. Solid 1950s construction with many quality cosmetic and mechanical updates.

## Sale with legal warranty of quality

## Seller's Declaration

Yes SD-53828

## 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.