

**Centris No.** 20468688 (Active)



**\$1,165,000**

**5 Crois. Jean-Charlebois  
 Beaconsfield  
 H9W 6E2**

**Region** Montréal  
**Neighbourhood** Sherwood (North West)  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1990
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	54 X 40.1 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2024)
<b>Lot Size</b>	103.11 X 119.1 ft irr	<b>File Number</b>	
<b>Lot Area</b>	8 028.8 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1970048	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$6,807 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$410,200	<b>School</b>	\$874 (2024)	<b>Electricity</b>	
<b>Building</b>	\$674,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,085,100 (107.36%)	<b>Total</b>	\$7,681	<b>Total</b>	

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	21.6 X 12 ft	Wood		
GF	Family room	18.6 X 12.6 ft	Wood	Fireplace-Stove.	
GF	Kitchen	12.6 X 11 ft	Ceramic		
GF	Dinette	12.6 X 9 ft	Ceramic		
GF	Dining room	19.6 X 12 ft	Wood		
2	Primary bedroom	18 X 12 ft	Parquetry	+ensuite	
2	Office	9.6 X 8.6 ft	Parquetry		
2	Bedroom	11 X 10 ft	Parquetry		
2	Bedroom	12.6 X 12.6 ft	Parquetry		
2	Bedroom	13 X 12.6 ft	Parquetry		
BA1	Playroom	27 X 16 ft	Laminate floor		
BA1	Bedroom	18.6 X 11 ft	Laminate floor		

BA1	Workshop	14 X 9 ft	Laminate floor
<b>Additional Space</b>			<b>Size</b>
Garage			20 X 18 ft
<b>Features</b>			
<b>Sewage System</b>	Municipality		<b>Rented Equip. (monthly)</b> Water heater - 1 (\$20)
<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 (4), Garage (2)
<b>Siding</b>	Brick, Vinyl		<b>Driveway</b> Asphalt, Double width or more
<b>Windows</b>			<b>Garage</b> Attached, Double width or more
<b>Window Type</b>	Casement		<b>Carpport</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>	Ensuite bathroom, Separate shower		<b>Water (access)</b>
<b>Washer/Dryer (installation)</b>	Laundry room (1st level/Ground floor)		<b>View</b>
<b>Fireplace-Stove</b>	Wood fireplace		<b>Proximity</b> Bicycle path, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>			<b>Building's Distinctive Features</b>
<b>Property/Unit Amenity</b>			<b>Energy efficiency</b>
<b>Restrictions/Permissions</b>			<b>Mobility impaired accessible</b>
<b>Pets</b>			
<b>Inclusions</b>			
Window coverings, blinds, light fixtures, dishwasher			
<b>Exclusions</b>			
Water heater is rented			
<b>Remarks</b>			
Spacious executive cottage on quiet cul-de-sac in the heart of Sherwood. Exceptional location in one of the top family neighbourhoods in the west island -- set on a private crescent with only 12 homes and backing on a municipal green space. Easy access to parks, quality schools, shopping and public transit.			
<b>Addendum</b>			
Elegant and roomy main-floor plan with large entrance and curved staircase upon entry. All principal rooms are generous in size including bright eat-in kitchen. Cozy main floor family room with patio doors out to custom Ipé wood deck and private back garden. Practical main floor laundry and mud room off double garage. Second floor features four good-sized bedrooms including huge primary suite with adjacent office, walk-in and oversized ensuite bathroom. Fully finished basement with full bathroom, bedroom, playroom, and large workshop. To note: high value of surrounding properties allows for significant investment and updates while staying consistent with neighbouring prices.			
<b>Sale without legal warranty of quality, at the buyer's risk and peril</b>			
<b>Seller's Declaration</b>		Yes SD-54889	
<b>Source</b>			
IMMEUBLES DEAKIN REALTY, Real Estate Agency RE/MAX DU CARTIER INC., 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



Exterior entrance



Living room



Family room



Kitchen



Kitchen



Dining room



Laundry room



Staircase



Staircase



Primary bedroom



Office



Ensuite bathroom



Bedroom



Bedroom



Bedroom



**Bathroom**



**Basement**



**Bedroom**



**Bathroom**



**Backyard**



**Backyard**