



Desiree Offer, Residential Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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Centris No. 22174700 (Active)



\$799,000

82 Charleswood Drive
Beaconsfield
H9W 5N3

Region Montréal
Neighbourhood South East
Near
Body of Water

Property Type	Two or more storey	Year Built	1957
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	26 X 24 ft	Trade possible	
Living Area		Cert. of Loc.	No
Building Area		File Number	
Lot Size	85 X 106 ft	Occupancy	2025-01-15
Lot Area	9,010 sqft	Deed of Sale Signature	2025-01-15
Cadastre	2425218		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$4,227 (2024)	Common Exp.	
Lot	\$376,700	School	\$515 (2024)	Electricity	
Building	\$279,400	Infrastructure		Oil	
		Water		Gas	
Total	\$656,100 (121.78%)	Total	\$4,742	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.6 X 11.6 ft	Wood	Fireplace-Stove.	
GF	Kitchen	14.6 X 10.6 ft	Ceramic		
GF	Dining room	9.6 X 10.6 ft	Wood		
2	Primary bedroom	14.6 X 10.6 ft	Wood		
2	Bedroom	9 X 12.6 ft	Wood		
2	Bedroom	12.6 X 8 ft	Wood		

Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	
Roofing	
Siding	
Windows	
Rented Equip. (monthly)	
Renovations	
Pool	
Parkg (total)	Driveway (4)
Driveway	Asphalt
Garage	

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		Water (access)	
Washer/Dryer (installation)	basement (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	CEGEP, Daycare centre, Elementary school, Golf, Highway, Hospital, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Frigidaire stove, dishwasher & fridge, washer & dryer, blinds, ceiling fan, hot water tank

Exclusions

Dining room light fixture

Remarks

Charming cottage on a large, private lot in Beaconsfield South. Main floor features beautiful oak wood floors, a renovated Vima kitchen and a cozy wood fireplace in the living room. A finished basement offers a bright flexible room as well as powder room and laundry. Enjoy peaceful evenings on the large back deck in the West facing yard with mature trees.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-57575

Non-resident of Canada

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.