



**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](mailto:alexa@deakinrealty.ca)



**Centris No.** 11466718 (Active)



**\$1,349,000**

**339 Rue Berwick  
 Beaconsfield  
 H9W 1B8**

**Region** Montréal  
**Neighbourhood** Beacon Hill (North East)  
**Near** Creswell

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1964
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>	75 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	7,500.29 sqft	<b>Occupancy</b>	120 days PP/PR Accepted
<b>Cadastre</b>	2424820	<b>Deed of Sale Signature</b>	120 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$6,300 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$358,900	<b>School</b>	\$775 (2025)	<b>Electricity</b>	
<b>Building</b>	\$591,500	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$950,400 (141.94%)	<b>Total</b>	\$7,075	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.6 X 16 ft	Wood	Fireplace-Stove.	
GF	Dining room	11.6 X 10 ft	Wood		
GF	Kitchen	19 X 11.6 ft	Ceramic		
GF	Family room	11.6 X 14.6 ft	Wood		
2	Primary bedroom	12.6 X 14.6 ft	Wood		
2	Bedroom	11 X 12 ft	Wood		
2	Bedroom	11 X 12 ft	Wood		
2	Bedroom	12.6 X 9 ft	Wood		
BA1	Playroom	22 X 25 ft	Carpet		

<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Rented Equip. (monthly)</b>	Propane tank (\$15)

<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground, salt
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Heating oil	<b>Lot</b>	Fenced, Landscaped
<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>	laundry room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High 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

Kitchen appliances, washer, dryer, pool equipment, light fixtures, window coverings.

### Exclusions

Master bedroom light fixture, window coverings in front guest bedroom.

### Remarks

Turn-key family home in the heart of Beaconhill. Fully renovated with a designer's touch, this home features quality custom detail and finishings inside & out. This property offers it all -- A must see for the discerning buyer.

### Addendum

Gourmet kitchen with island open to dining room. Practical main floor laundry/mudroom off double garage entrance. Lovely formal living room with gas insert fireplace cross hall from cozy main floor family room. Second floor features four well-appointed bedrooms and two tastefully updated bathrooms. Finished basement playroom, media room and large storage/utility room.

The outdoor spaces of this home match and exceed the inside - Gorgeous, landscaped back-yard oasis with heated concrete saltwater pool and multiple areas for dining and relaxing. Fully fenced for privacy with exterior lighting and irrigation system. Find shade in the covered BBQ nook off the garage or sit and watch the kids play on the quiet street on covered front patio .

### Sale with legal warranty of quality

### Seller's Declaration

Yes SD-64243

### 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.