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**Centris No.** 25518677 (Active)



**\$899,000**

**94 Av. Kirkwood**  
**Beaconsfield**  
**H9W 5L4**

**Region** Montréal  
**Neighbourhood** South East  
**Near** Beaconsfield Blvd  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1962
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	25.8 X 57 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	1,500 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2024)
<b>Lot Size</b>	60 X 169.10 ft	<b>File Number</b>	
<b>Lot Area</b>	10 198.8 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	2424582	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2025	<b>Municipal</b>	\$5,239 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$426,400	<b>School</b>	\$629 (2025)	<b>Electricity</b>	\$1,444
<b>Building</b>	\$373,400	<b>Infrastructure</b>		<b>Oil</b>	\$2,400
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$799,800 (112.40%)	<b>Total</b>	\$5,868	<b>Total</b>	\$3,844

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.10 X 16.10 ft	Wood	Fireplace-Stove.	
GF	Dining room	10.4 X 9.6 ft	Wood		
GF	Kitchen	10 X 12.6 ft	Ceramic		
GF	Primary bedroom	12 X 14 ft	Wood	+ ensuite powder room	
GF	Bedroom	12 X 10 ft	Wood		
GF	Bedroom	9.6 X 11.6 ft	Wood		
GF	Bedroom	9.6 X 11.6 ft	Wood		
BA1	Playroom	30 X 25 ft	Carpet		
BA1	Storage	23 X 24 ft	Concrete		

Features	
<b>Sewage System</b>	Municipality
<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$26)

<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt and gravel	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity, Heating oil	<b>Lot</b>	Fenced
<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 powder room	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	storage room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood 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 vacuum cleaner system installation, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

Fridge (Fisher & Paykel), stove (Frigidaire), dishwasher (Kitchen Aid), all light fixtures, wall sconces & ceiling fan(s), curtain rods, blinds and electric awning.

### Exclusions

Curtains

### Remarks

This custom built brick bungalow, in a prime location, is just a short walk to the lake, parks, shopping and transportation. Immaculately maintained this home, with many recent renovations, features hardwood floors throughout with tasteful neutral decor. Truly move in ready!

### Addendum

Bright spacious living room with cathedral ceilings, stone fireplace and open concept to the bright dining room.

Renovated gourmet kitchen with door to the large private deck with retractable awning ideal for BarBQ and outdoor entertaining.

The bedroom wing offers separation for quiet and privacy away from the living areas .

### Sale with legal warranty of quality

### Seller's Declaration

Yes SD-65688

### 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.