



Jay Deakin, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
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Centris No. 12971634 (Active)

[See all pictures](#)



\$1,149,000

41 Brentwood Road

Beaconsfield

H9W 4L5

Region Montréal

Neighbourhood Beaurepaire (South West)

Near Hillside

Body of Water

Property Type	Bungalow	Year Built	1953
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	100 X 140 ft	File Number	
Lot Area	14,000 sqft	Occupancy	2026-01-15
Cadastre	1416596	Deed of Sale Signature	2026-01-15
Zoning	Residential		

Municipal Assessment

Year	2025
Lot	\$556,000
Building	\$346,300

Taxes (annual)

Municipal	\$5,692 (2025)
School	\$689 (2025)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	

Total	\$902,300 (127.34%)	Total	\$6,381	Total	
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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+2
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Level	Room	Size	Floor Covering	Additional Information
GF	Living room	23.10 X 14 ft	Wood	Fireplace-Stove.
GF	Kitchen	14 X 10 ft	Wood	
GF	Dining room	13.8 X 14 ft	Wood	
GF	Primary bedroom	14.8 X 14 ft	Wood	
GF	Bedroom	12.9 X 14 ft	Wood	
GF	Bedroom	12.6 X 9.10 ft	Wood	
BA1	Family room	27 X 19.6 ft	Carpet	
BA1	Bedroom	13.6 X 10.6 ft	Carpet	
BA1	Office	18.6 X 9.6 ft	Laminate floor	
BA1	Furnace room	14 X 10 ft	Concrete	
BA1	Workshop	14 X 11.6 ft	Concrete	
BA1	Storage	14.6 X 23 ft	Concrete	

Additional Space	Size
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Garage		20 X 20 ft																																																																					
Features <table border="0"> <tr> <td>Sewage System</td> <td>Municipality</td> <td>Rented Equip. (monthly)</td> <td></td> </tr> <tr> <td>Water Supply</td> <td>Municipality</td> <td>Renovations</td> <td></td> </tr> <tr> <td>Foundation</td> <td></td> <td>Pool</td> <td></td> </tr> <tr> <td>Roofing</td> <td>Asphalt shingles</td> <td>Parkg (total)</td> <td>Driveway (4), Garage (2)</td> </tr> <tr> <td>Siding</td> <td>Stone</td> <td>Driveway</td> <td>Asphalt, Double width or more</td> </tr> <tr> <td>Windows</td> <td></td> <td>Garage</td> <td>Attached, Double width or more</td> </tr> <tr> <td>Window Type</td> <td></td> <td>Carport</td> <td></td> </tr> <tr> <td>Energy/Heating</td> <td></td> <td>Lot</td> <td></td> </tr> <tr> <td>Heating System</td> <td></td> <td>Topography</td> <td></td> </tr> <tr> <td>Basement</td> <td>6 feet and more, Finished basement</td> <td>Distinctive Features</td> <td></td> </tr> <tr> <td>Bathroom</td> <td></td> <td>Water (access)</td> <td></td> </tr> <tr> <td>Washer/Dryer (installation)</td> <td>Furnace room (Basement 1)</td> <td>View</td> <td></td> </tr> <tr> <td>Fireplace-Stove</td> <td></td> <td>Proximity</td> <td>Bicycle path, Daycare centre, Elementary school, High school, Highway, Park, Public transportation</td> </tr> <tr> <td>Kitchen Cabinets</td> <td></td> <td>Building's Distinctive Features</td> <td></td> </tr> <tr> <td>Property/Unit Amenity</td> <td></td> <td>Energy efficiency</td> <td></td> </tr> <tr> <td>Restrictions/Permissions</td> <td></td> <td>Mobility impaired accessible</td> <td></td> </tr> <tr> <td>Pets</td> <td></td> <td></td> <td></td> </tr> </table>				Sewage System	Municipality	Rented Equip. (monthly)		Water Supply	Municipality	Renovations		Foundation		Pool		Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)	Siding	Stone	Driveway	Asphalt, Double width or more	Windows		Garage	Attached, Double width or more	Window Type		Carport		Energy/Heating		Lot		Heating System		Topography		Basement	6 feet and more, Finished basement	Distinctive Features		Bathroom		Water (access)		Washer/Dryer (installation)	Furnace room (Basement 1)	View		Fireplace-Stove		Proximity	Bicycle path, Daycare centre, Elementary school, High school, Highway, Park, Public transportation	Kitchen Cabinets		Building's Distinctive Features		Property/Unit Amenity		Energy efficiency		Restrictions/Permissions		Mobility impaired accessible		Pets			
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Inclusions Basement fridge, basement piano, all window coverings, dishwasher, basement sofa																																																																							
Exclusions Stove, fridge, dining room light fixture, kitchen light fixture, washer																																																																							
Remarks Opportunity knocks -- Oversized bungalow with 2 car garage, set on a private 14,000sf lot steps from Lake St Louis and Beaurepaire village. Solid stone 1950s construction, this home has been meticulously maintained by the same owner for the last 45+ years. Exceptional location, lot size, footprint and layout - Ready for the next owners to update cosmetics to their taste.																																																																							
Addendum Main floor featuring high ceilings, cozy sunken living room with fireplace, 3 good size bedrooms, and 1.5 bathrooms. Eat-in country kitchen, easily opened to spacious dining room with French doors out to patio overlooking the fully landscaped backyard with beautiful gardens throughout. The large and fully developed basement offers a family room with bar, guest bedroom and powder room. The basement also features a laundry room, storage rooms and a workshop with interior staircase to garage.																																																																							
Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at the buyer's risk and peril.																																																																							
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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.																																																																							