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**Centris No.** 26804057 **(Active)**

[See all pictures](#)



**\$1,195,000**

**36 Rue Beechwood**

**Baie-d'Urfé**

**H9X 3J9**

**Region** Montréal

**Neighbourhood** East

**Near** Victoria

**Body of Water**

**Property Type** Bungalow  
**Building Type** Detached  
**Intergenerational**  
**Building Size** 60.2 X 46.5 ft irr  
**Living Area** 1,575 sqft  
**Building Area**  
**Lot Size** 150 X 100 ft  
**Lot Area** 14 999.5 sqft

**Cadastre** 1558263

**Zoning** Residential

**Year Built** 1956  
**Expected Delivery Date**  
**Seasonal**  
**Reposess./Judicial auth.** No  
**Trade possible**  
**Cert. of Loc.** Yes (2023)  
**File Number**  
**Occupancy** 30 days PP/PR  
Accepted  
**Deed of Sale Signature** 30 days PP/PR  
Accepted

**Municipal Assessment**

**Year** 2026  
**Lot** \$522,600  
**Building** \$400,300

**Taxes (annual)**

**Municipal** \$3,710 (2026)  
**School** \$627 (2026)  
**Infrastructure**  
**Water**

**Expenses/Energy (annual)**

**Common Exp.**  
**Electricity**  
**Oil**  
**Gas**

**Total** \$922,900 (129.48%) **Total** \$4,337 **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** 3+0

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	12.6 X 16.6 ft	Wood	
GF	Dining room	12.6 X 16.6 ft	Wood	
GF	Kitchen	10 X 16.6 ft	Wood	
GF	Primary bedroom	12 X 14.3 ft	Wood	+ ensuite & walk-in
GF	Bedroom	10.10 X 11 ft	Wood	
GF	Office	9.8 X 11.8 ft	Wood	
BA1	Family room	25.6 X 13.6 ft	Laminate floor	
BA1	Bedroom	23.6 X 11 ft	Laminate floor	
BA1	Office	8 X 9.6 ft	Laminate floor	
BA1	Workshop	12 X 11 ft	Concrete	

**Additional Space** **Size**

Garage		14.6 X 18.6 ft	
Features			
Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air, Radiant	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM), University
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

## Inclusions

Work bench and shelving in basement

## Exclusions

## Remarks

Turn key 3+1 bedroom 3 full bathroom bungalow on a quiet crescent steps from Balsam Park in sought after Baie-D'Urfe. This bright, open-concept home is where timeless design meets everyday comfort. Vaulted ceilings with exposed wood beams, wide-plank hardwood floors, and oversized black-framed windows overlooking the west facing garden create a warm yet striking atmosphere throughout the main living space. A rare blend of style, function, architectural details and warmth.

## Addendum

Grand entryway with heated floors and double closet.

Floor-to-ceiling windows and sliding doors bring the outdoors in, offering serene views and abundant natural light year-round.

The living and dining room flows seamlessly into the kitchen featuring a large butcher-block island, wood cabinetry, subway tile backsplash, and modern pendant lighting--perfect for entertaining.

Primary suite with walk in closet and ensuite bathroom with heated floors.

Additional bedroom, office and updated full bathroom. Convenient side entrance with direct access to the main floor laundry room with heated floors.

Sprawling basement with family room, office/storage room, oversized bedroom and a full bathroom with European bath/shower.

Additional important upgrades:

Cathedral ceiling on main floor, removal of walls  
Installation of wide plank white oak engineered flooring throughout entire main floor  
Front and rear decks replaced/added  
Most windows & exterior doors replaced  
New electric forced air heating system including new ductwork

Don't miss the opportunity to live in the tranquil family-oriented neighbourhood of Baie-D'Urfé. Quick access to highway 20, commuter train and public transportation. Close to elementary & high schools, John Abbott College and McGill's MacDonald campus. Enjoy the community's parks, outdoor pool, skating rink, Fritz Farm & more.

**Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk.**

**Seller's Declaration**

Yes SD-87489

**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.