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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	Year Built	1956
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	60.2 X 46.5 ft irr	Repossess./Judicial auth.	No
Living Area	1,575 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2023)
Lot Size	150 X 100 ft	File Number	
Lot Area	14 999.5 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1558263	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)	Expenses/Energy (annual)
Year	2026	Municipal	Common Exp.
Lot	\$522,600	School	Electricity
Building	\$400,300	Infrastructure	Oil
		Water	Gas
Total	\$922,900 (129.48%)	Total	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		

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing	Asphalt shingles	Parkg (total)
Siding		Driveway
Windows		Garage
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
Kitchen Cabinets		Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM), University
Property/Unit Amenity	Central air conditioning	Building's Distinctive Features
Restrictions/Permissions		Energy efficiency
Pets		Mobility impaired accessible

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.