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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**

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

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2026	<b>Municipal</b>	\$3,710 (2026)	<b>Common Exp.</b>	
<b>Lot</b>	\$522,600	<b>School</b>	\$627 (2026)	<b>Electricity</b>	
<b>Building</b>	\$400,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$922,900 (129.48%)	<b>Total</b>	\$4,337	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>6</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>3+1</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>3+0</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
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		
<b>Additional Space</b>			<b>Size</b>		

Garage	14.6 X 18.6 ft
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**Features**

<b>Sewage System</b>	Disposal field, Septic tank	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air, Radiant	<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>		<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM), University
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

**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 white oak 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.