

Centris No. 16336983 (Active)

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**\$729,000**

**84 Rue Southgate**

**Beaconsfield**

**H9W 6A6**

**Region** Montréal

**Neighbourhood** Beacon Hill (North East)

**Near** Beacon Hill

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1980
<b>Building Type</b>	Semi-detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	42.8 X 29.9 ft irr	<b>Repossess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2025)
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>	3,999.87 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2425646	<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>
Year	2025	Municipal	<b>Common Exp.</b>
Lot	\$191,400	School	Electricity
Building	\$473,900	Infrastructure	Oil
		Water	Gas
<b>Total</b>	\$665,300 (109.57%)	<b>Total</b>	<b>Total</b>

**Room(s) and Additional Space(s)**

<b>No. of Rooms</b>	7	<b>No. of Bedrooms (above ground + basement)</b>	4+0	<b>No. of Bathrooms and Powder Rooms</b>	2+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	18 X 12 ft	Wood		
GF	Dining room	12 X 11 ft	Wood		
GF	Kitchen	17.6 X 11 ft	Ceramic		
2	Primary bedroom	16.6 X 12 ft	Carpet		
2	Bedroom	11 X 8 ft	Carpet		
2	Bedroom	13 X 10.6 ft	Carpet		
2	Bedroom	10.6 X 9.6 ft	Carpet		

**Features**

**Sewage System**

Municipality

Rented Equip. (monthly)

<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>		<b>Parkg (total)</b>	Driveway (2), 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	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Kitchen (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood stove	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

Fridge, stove, microwave kitchen hood, kitchen moveable island, washer & dryer, 3 bar stools in kitchen, all window coverings as installed, book shelf in basement. Shelves in utility room and in garage

### Exclusions

### Remarks

Exceptional value in Beacon Hill! This brick home is ideal for growing families featuring 4 generously sized bedrooms. It also includes 2 full bathrooms, one being a private ensuite, plus a convenient main-floor powder room, all tastefully renovated in 2014. Beautiful oak floors enhance the living & dining rooms, creating a warm and inviting atmosphere leading to the renovated kitchen. Enjoy a garage, finished basement, plus a fully fenced yard. Prestigious location steps from Beacon Hill Park, Beacon Hill Pool, & Beaconsfield train station, offering the perfect balance of tranquility and convenience.

### Addendum

Discover exceptional value in Beacon Hill with this well-maintained brick home offering space, comfort, and an unbeatable location. Featuring four generously sized bedrooms, this residence is ideal for growing families. The home includes two full bathrooms, one being a private ensuite, plus a convenient main-floor powder room, all tastefully renovated in 2014.

Beautiful oak floors enhance the living and dining rooms, creating a warm and inviting atmosphere, while the updated kitchen (2012) blends functionality with timeless style.

Enjoy the practicality of an attached garage and a fully finished basement complete with a cozy Franklin stove and abundant storage space. Outside, the fully fenced yard provides privacy and a safe setting for entertaining or family time.

Situated in a prestigious area, this property is just steps from Beacon Hill Park, Beacon Hill Pool, and the Beaconsfield train station -- offering the perfect balance of tranquility and commuter convenience .

Updates include:

Roof (2016)

Windows(2011 & 2016)

Kitchen remodel (2012)

Family bathroom, powder room and ensuite

bathroom redone (2014)

Hallway & kitchen ceramic and living room hardwood floors installed (2014),

Front walkway and driveway redone (+/-2016)

Electrical panel (2025)

Wall-mounted heat pump (2015)

**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-88941

**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.