

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

Property Type	Two or more storey	Year Built	1980
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	42.8 X 29.9 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size		File Number	
Lot Area	3,999.87 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2425646	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2025
Lot	\$191,400
Building	\$473,900

Taxes (annual)

Municipal	\$4,372 (2026)
School	\$540 (2025)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	

Total	\$665,300 (109.57%)	Total	\$4,912	Total	
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Room(s) and Additional Space(s)

No. of Rooms	7	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
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Level	Room	Size	Floor Covering	Additional Information
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)	
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Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Kitchen (1st level/Ground floor)	View	
Fireplace-Stove	Wood stove	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

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.