**IMMEUBLES DEAKIN REALTY**
Real Estate Agency
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**Centris No.** 12657817 **(Active)**

**See all pictures**

**$1,395,000**

**106 John-Henry-Menzies Street**
**Beaconsfield**
**H9W 6E4**

| | |
|---|---|
| **Region** | Montréal |
| **Neighbourhood** | Sherwood (North West) |
| **Near** | Sidney-Cunningham |
| **Body of Water** | |

| | | | |
|---|---|---|---|
| **Property Type** | Two or more storey | **Year Built** | 1990 |
| **Building Type** | Detached | **Expected Delivery Date** | |
| **Intergenerational** | | **Seasonal** | |
| **Building Size** | 50.4 X 46.1 ft irr | **Reposess./Judicial auth.** | No |
| **Living Area** | | **Trade possible** | |
| **Building Area** | | **Cert. of Loc.** | Yes (2026) |
| **Lot Size** | 100 X 70 ft | **File Number** | |
| **Lot Area** | 6,999.77 sqft | **Occupancy** | 90 days PP/PR Accepted |
| **Cadastre** | 1417966 | **Deed of Sale Signature** | 90 days PP/PR Accepted |
| **Zoning** | Residential | | |

## Municipal Assessment

| | |
|---|---|
| **Year** | 2026 |
| **Lot** | $422,700 |
| **Building** | $1,006,000 |
| **Total** | $1,428,700 (97.64%) |

## Taxes (annual)

| | |
|---|---|
| **Municipal** | $8,928 (2026) |
| **School** | $1,114 (2025) |
| **Infrastructure** | |
| **Water** | |
| **Total** | $10,042 |

## Expenses/Energy (annual)

| |
|---|
| **Common Exp.** |
| **Electricity** |
| **Oil** |
| **Gas** |
| **Total** |

## Room(s) and Additional Space(s)

**No. of Rooms** 8 **No. of Bedrooms (above ground + basement)** 4+1 **No. of Bathrooms and Powder Rooms** 2+1

| Level | Room | Size | Floor Covering | Additional Information |
|---|---|---|---|---|
| GF | Living room | 15 X 14 ft | Wood | |
| GF | Dining room | 14 X 13 ft | Wood | |
| GF | Kitchen | 19 X 14 ft | Ceramic | |
| GF | Family room | 21 X 15 ft | Wood | Fireplace-Stove. |
| 2 | Primary bedroom | 20 X 15 ft | Carpet | +ensuite |
| 2 | Bedroom | 15 X 13 ft | Parquetry | |
| 2 | Bedroom | 16 X 10 ft | Parquetry | |
| 2 | Bedroom | 16 X 10 ft | Parquetry | |
| BA1 | Playroom | 28 X 14 ft | Wood | |
| BA1 | Bedroom | 13.2 X 12 ft | Laminate floor | |
| BA1 | Storage | 14 X 15 ft | Concrete | |

| | | | |
|---|---|---|---|
| BA1 | Laundry room | 13 X 7 ft | Linoleum |
| BA1 | Roughed-in future bathroom | 8 X 7 ft | Concrete |
| **Additional Space** | | | **Size** |
| Garage | | | 21 X 21 ft |

## Features

| | | | |
|---|---|---|---|
| **Sewage System** | Municipality | **Rented Equip. (monthly)** | |
| **Water Supply** | Municipality | **Renovations** | |
| **Foundation** | Poured concrete | **Pool** | |
| **Roofing** | Asphalt shingles | **Parkg (total)** | Driveway (4), Garage (2) |
| **Siding** | Brick | **Driveway** | Double width or more, Paving stone |
| **Windows** | | **Garage** | Built-in, Double width or more |
| **Window Type** | Casement | **Carport** | |
| **Energy/Heating** | Electricity | **Lot** | |
| **Heating System** | Forced air | **Topography** | |
| **Basement** | 6 feet and more, Finished basement | **Distinctive Features** | |
| **Bathroom** | Ensuite bathroom, Separate shower | **Water (access)** | |
| **Washer/Dryer (installation)** | Laundry room (Basement 1) | **View** | |
| **Fireplace-Stove** | | **Proximity** | Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM) |
| **Kitchen Cabinets** | | **Building's Distinctive Features** | |
| **Property/Unit Amenity** | | **Energy efficiency** | |
| **Restrictions/Permissions** | | **Mobility impaired accessible** | |
| **Pets** | | | |

## Inclusions

Fridge, stove, cooktop, dishwasher, washer & dryer, light fixtures, window coverings

## Exclusions

None

## Remarks

Spacious and bright family home located in a highly sought-after neighbourhood. Solid quality construction with classic red brick on all four sides, situated on a quiet street just steps from Angell Woods Park. A rare opportunity for the discerning buyer to update the cosmetics and customize the home to their personal taste, all while enjoying a prime location in a prestigious, high-value neighbourhood.

## Addendum

The home offers an excellent layout featuring a large kitchen with island that opens to a warm and inviting family room . Patio doors lead to a sunny south-facing backyard--perfect for entertaining and outdoor living. The main floor also includes a generous formal dining room and an elegant sunken living room.

Upstairs you'll find four spacious bedrooms, including an expansive primary suite complete with a walk-in closet and private ensuite.

The fully finished basement offers a large playroom, an additional bedroom, laundry room, abundant storage, and a rough-in for a future bathroom.

**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-91019 |

**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.