



**Nancy Kemp Deakin**, Certified Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
<http://www.deakinrealty.ca>

514-695-2575 / 514-833-2575  
 Fax : 514-695-5690  
[nancy@deakinrealty.ca](mailto:nancy@deakinrealty.ca)



**Centris No.** 13504412 (Active)



**\$929,000**

**346 Boul. Beaconsfield**  
**Beaconsfield**  
**H9W 4A9**

**Region** Montréal  
**Neighbourhood** Beaurepaire (South West)  
**Near** Brookside Ave  
**Body of Water** Lac St-Louis

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1962
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	58 X 24 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,015 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2009)
<b>Lot Size</b>	100 X 135.2 ft	<b>File Number</b>	
<b>Lot Area</b>	13,500.09 sqft	<b>Occupancy</b>	45 days PP/PR Accepted
<b>Cadastre</b>	1970078	<b>Deed of Sale Signature</b>	45 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2019	<b>Municipal</b>	\$6,548 (2019)	<b>Common Exp.</b>	
<b>Lot</b>	\$395,400	<b>School</b>	\$1,085 (2019)	<b>Electricity</b>	
<b>Building</b>	\$493,200	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$888,600	<b>Total</b>	\$7,633	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	7	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11 X 16 ft	Wood		
GF	Dining room	11 X 13 ft	Wood		
GF	Kitchen	21.6 X 12.6 ft	Tiles	Fireplace-Stove. with dinette	
GF	Family room	16.6 X 16.6 ft	Wood		
2	Master bedroom	11.6 X 15 ft	Wood	+ ensuite	
2	Bathroom	11.6 X 9.6 ft	Tiles	heated floor	
2	Bedroom	17 X 14 ft	Wood		
2	Bedroom	12.6 X 11 ft	Wood		
BA1	Playroom	21 X 12 ft	Wood		
BA1	Office	13 X 11 ft	Wood		
BA1	Laundry room	11 X 5.6 ft	Ceramic	+ full bath	
BA1	Storage	10 X 17 ft	Concrete		

<b>Additional Space</b> Garage	<b>Size</b> 20 X 23 ft
<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Poured concrete
<b>Roofing</b>	Asphalt shingles
<b>Siding</b>	Stone
<b>Windows</b>	
<b>Window Type</b>	
<b>Energy/Heating</b>	Heating oil
<b>Heating System</b>	Forced air
<b>Basement</b>	6 feet and more, Finished basement
<b>Bathroom</b>	Ensuite bathroom, Separate shower
<b>Washer/Dryer (installation)</b>	laundry room (Basement 1)
<b>Fireplace-Stove</b>	Wood fireplace
<b>Kitchen Cabinets</b>	Wood
<b>Equipment/Services</b>	Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump
<b>Rented Equip. (monthly)</b>	Propane tank (\$15)
<b>Renovations</b>	
<b>Pool</b>	Heated, Inground
<b>Parking</b>	Driveway (4), Garage (2)
<b>Driveway</b>	Double width or more, Paving stone
<b>Garage</b>	Attached, Double width or more
<b>Carpport</b>	
<b>Lot</b>	
<b>Topography</b>	
<b>Distinctive Features</b>	
<b>Water (access)</b>	Access (Lake)
<b>View</b>	
<b>Proximity</b>	Bicycle path, CEGEP, Cross-country skiing, Elementary school, High school, Highway, Park, Public transportation
<b>Building's Distinctive Features</b>	
<b>Energy efficiency</b>	
<b>Inclusions</b>	
Gas stove (Ultraline), wall oven and microwave (Kitchenaid), dishwasher (Miele), fridge ( Jenn Air), all window coverings, garage door openers, central vacuum, alarm system, irrigation system, pool accessories.	
<b>Exclusions</b>	
Washer & dryer, dining room chandelier, pool robot. Propane tank is rented.	
<b>Broker - Remarks</b>	
Beautiful renovated stone Canadiana with an amazing private south facing backyard, inground pool, beautiful gardens, fruit trees and a private lane giving access to the lake. This elegant but cozy home has been completely renovated and lovingly maintained over the years, and is in truly move in condition.	
<b>Addendum</b>	
While maintaining the classic layout with formal living and dining room, the family room has an open feel with fireplace, built in library shelves and a bay window nook.	
Gourmet kitchen with top quality appliances, central island and dinette, patio doors to the multi level decks.	
Master suite features a "hotel style ensuite " bathroom with heated floors, custom glass mounted pedestal sinks, soaking tub and separate shower.	
Office nook on the landing.	
Two more good size bedrooms sharing a renovated family bathroom with heated floors .	
Well finished basement: family room with cherry floors, separate office or bedroom, bright laundry room and adjoining full bathroom all with terra cotta tiles.	
Separate furnace and storage room.	

Large two car garage with a second staircase to the basement.

Complete list of renovations is available.

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-32239

**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.



Exterior



Exterior



Backyard



Exterior entrance



Living room



Living room



Family room



Family room





Kitchen



Kitchen



Kitchen



Kitchen



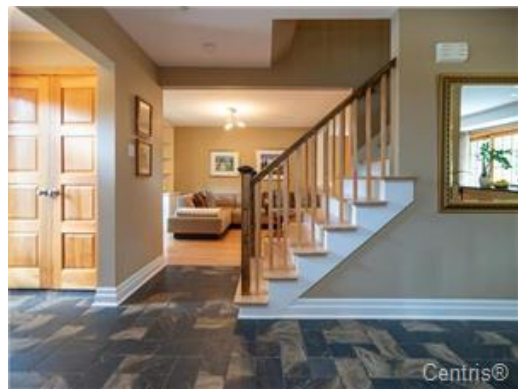
Dining room



Dining room



Powder room



Hall



Master bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Hall



Basement