



Andres Pedriks, Real Estate Broker
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Centris No. 22974624 (Active)



\$589,000

128 Boul. Lakeview
Beaconsfield
H9W 4S2

Region Montréal
Neighbourhood Bearepaire (South West)
Near
Body of Water

Property Type	Bungalow	Year Built	1959
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	59.1 X 26 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1959)
Lot Size	75 X 186 ft irr	File Number	
Lot Area	14,382.73 sqft	Occupancy	2020-12-17
Cadastre	1416895	Deed of Sale Signature	2020-12-08
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$3,230 (2020)	Common Exp.	
Lot	\$334,100	School	\$385 (2020)	Electricity	\$926
Building	\$95,900	Infrastructure		Oil	
		Water		Gas	
Total	\$430,000	Total	\$3,615	Total	\$926

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.5 X 12.1 ft	Wood	Fireplace-Stove.	
GF	Kitchen	12 X 11.7 ft	Wood	Vima design, Quartz countertop	
GF	Dining room	12.5 X 10.3 ft	Wood		
GF	Master bedroom	13.1 X 12 ft	Wood		
GF	Bedroom	13.1 X 9.4 ft	Wood		
GF	Bedroom	10.6 X 9.7 ft	Wood		
BA1	Family room	24.4 X 17 ft	PVC		
BA1	Laundry room	13.10 X 11.7 ft	Concrete		
BA1	Bedroom	11.7 X 10 ft	PVC		
BA1	Workshop	12.6 X 11.8 ft	Concrete		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	
Renovations	

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding	Brick, Wood	Driveway	Unpaved
Windows		Garage	Attached
Window Type		Carport	
Energy/Heating	Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom		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, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump, Radon Slab Depressurization system	Energy efficiency	

Inclusions

Fridge, stove, dishwasher, piano in basement, glass table in basement, all window coverings

Exclusions

Washer, dryer, fridge in basement, freezer in basement, valance over master bedroom window, dining room light fixture, matching hallway light fixture

Broker - Remarks

Delightfully proportioned bungalow. Set well back from street. Superb location on a massive, private and wooded lot. Current owners have loved this piece of paradise for 46 years. This home is located a short walk to the commuter train, the lake or to Beaufort village. Two steps from Beaufort pool.

Addendum

All offers to be submitted by October 26, 2020 at 15:00 and left open until October 27, 2020 at 15:00. As per AM65555 of BCS49963

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-57124

In compliance with environmental protection laws

Source

ROYAL LEPAGE ELITE, 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.