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Centris No. 22293971 (Sold Nb. of Days 4)



\$782,500

579 Chester Road
Beaconsfield
H9W 3K2

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

Property Type	Two or more storey	Year Built	1961
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	45.1 X 24 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2015)
Lot Size	85.2 X 107 ft irr	File Number	
Lot Area	9,015.85 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1416657	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential	Date of Sale	2020-07-19

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$4,233 (2020)	Common Exp.	
Lot	\$226,200	School	\$510 (2020)	Electricity	\$3,370
Building	\$345,600	Infrastructure		Oil	
		Water		Gas	
Total	\$571,800	Total	\$4,743	Total	\$3,370

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	22.4 X 11.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	12.9 X 10.8 ft	Wood		
GF	Kitchen	12.9 X 11.8 ft	Tiles		
GF	mudroom	9.7 X 4.8 ft	Tiles		
2	Master bedroom	16 X 14.10 ft	Wood		
2	Ensuite	11.7 X 7.10 ft	Tiles		
2	Bedroom	13.1 X 11.5 ft	Wood		
2	Bedroom	11.3 X 9.8 ft	Wood		
BA1	Playroom	19.6 X 13.1 ft	Vinyl		
BA1	Bedroom	11.9 X 7.7 ft	Vinyl		
BA1	Bathroom	7.5 X 7.3 ft	Tiles		
BA1	Laundry room	10.5 X 6.1 ft	Tiles		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Paving stone
Windows		Garage	Attached, Single width
Window Type		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	Wood fireplace	Proximity	Bicycle path, Commuter train, Elementary school, High school, Highway, Park, Public transportation, Beaurepaire Village
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning	Energy efficiency	

Inclusions

Fridge, Stove, Dishwasher, Washer, Dryer, All window covering as installed.

Exclusions

Broker - Remarks

Absolutely gorgeous fully renovated 3+1 bedroom, 3+1 bath cottage located in desirable location. Renovations executed by Jean Houde Construction in 2015 include kitchen w/ quartz counters, ensuite bathroom w/ soaker tub & separate glass shower, refinished hardwood floors. Walking to Beaurepaire Village, Community Pool, lake, train, schools & parks

Addendum

Building inspection report is available upon request.

Visits to begin as of 2pm on Saturday July 18 as per the vendors' request.

Updates include:

2020 Furnace Motor
2019 Sump Pump with Battery Backup
2017 Roof Redone
2017 Front Door
2017 Garage Door
2017 Gutters
2015 Kitchen
2015 Master Bedroom Enlarged
2015 Ensuite Bathroom renovation
2015 Main Bathroom renovation
2015 Basement Renovated
2015 Hardwood Floors Refinished
2013 Central Air
2012 200 Amp Electric Panel
2012 Electric Furnace

Sale with legal warranty

Seller's Declaration

Yes SD-48709

Source

ROYAL LEPAGE ELITE, Real Estate Agency
ROYAL LEPAGE VILLAGE, 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.