



Andres Pedriks, Residential and Commercial Real Estate Broker
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Centris No. 10933272 (Active)



\$4,600/month X 1 year(s)

**71 York Road
 Beaconsfield
 H9W 4L1**

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

Property Type	Bungalow	Year Built	1956
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	98.6 X 45 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	
Lot Size		File Number	
Lot Area	24,420 sqft	Occupancy	15 days PP/PR Accepted
Cadastre	1416498	Deed of Sale Signature	15 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)	
Year	Municipal	Common Exp.	
Lot	School	Electricity	\$2,570
Building	Infrastructure	Oil	
	Water	Gas	
Total	Total	Total	\$2,570

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
14		4+0		2+0
Level	Room	Size	Floor Covering	Additional Information
GF	Hall	8 X 6 ft	Tiles	
GF	Living room	24 X 15 ft	Wood	Fireplace-Stove.
GF	Dining room	21 X 12 ft	Wood	
GF	Kitchen	14 X 13.5 ft	Wood	
GF	Master bedroom	21.7 X 16.2 ft	Wood	
GF	Bathroom	12 X 5 ft	Tiles	
GF	Office	10 X 8 ft	Wood	In the master bedroom
GF	Bedroom	15 X 11.3 ft	Wood	
GF	Bedroom	14.6 X 10 ft	Wood	
GF	Bedroom	13 X 10 ft	Wood	
GF	Bathroom	14 X 9 ft	Tiles	
GF	Laundry room	8 X 8 ft	Tiles	

BA1	Basement	68 X 45 ft	Concrete
BA1	Workshop	15.5 X 12 ft	Concrete
Additional Space			Size
Garage			47 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 (3)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Built-in
Window Type		Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Landscaped
Heating System	Forced air	Topography	Flat
Basement	Low (less than 6 feet), Unfinished	Distinctive Features	
Bathroom	Bidet, Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning	Energy efficiency	
Restrictions/Permissions	Smoking not allowed, Short-term rentals not allowed, Animals not allowed		

Inclusions

fridge, stove, dishwasher, washer, dryer

Exclusions

heat, electricity, internet, snow removal, landscaping maintenance.

Broker - Remarks

Beautiful executive bungalow on a quiet street. This spacious home features hardwood floors, a renovated kitchen, a private backyard bordered by mature cedars, 4 large bedrooms and 2 full bathrooms. Located near Beaufort Village, HWY 20, the Lakeshore, train station, and more. This home is ready for a new chapter. Visit today!

Addendum

This property is zoned for the following public schools:

Lester B. Pearson School Board:
CHRISTMAS PARK ELEMENTARY SCHOOL (Bilingual)
SAINT-EDMUND ELEMENTARY SCHOOL (Français Plus)
BEACONSFIELD HIGH SCHOOL

Scolaire Marguerite-Bourgeoys:
Saint-Rémi (primaire)
Félix-Leclerc (secondaire)

Nearby private schools:
Alexander von Humboldt German International School,
Marie-Claire Academy

John Abbott CEGEP
McGill University - Macdonald Campus

Seller's Declaration

No

Source

ROYAL LEPAGE ELITE, Real Estate Agency