



**Andres Pedriks**, Residential and Commercial Real Estate Broker  
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**\$4,500 per month X 1 year(s)**

71 York Road, Beaconsfield, H9W 4L1

**Centris No.**

15874490 (Active)

**Seller's Declaration**

No

<b>Property Type</b>	Bungalow	<b>Occupancy</b>	2022-05-01
<b>Building Type</b>	Detached	<b>Deed of Sale Signature</b>	2022-05-01
<b>Year Built</b>	1956	<b>Lot Eval.</b>	
<b>Expected Delivery Date</b>		<b>Building Eval.</b>	
<b>Building Size</b>	98.6 X 45 ft irr	<b>Mun. Taxes</b>	
<b>Living Area</b>		<b>School Taxes</b>	
<b>Lot Size</b>		<b>Additional Rev.</b>	No
<b>Lot Area</b>	24,420 sqft	<b>Intergenerational</b>	
<b>Cert. of Location</b>		<b>Seasonal</b>	
<b>Body of Water</b>			



Rooms	14	Bedrooms	3+1	Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering		
GF	Hall	8 X 6 ft	Tiles		
GF	Living room	24 X 15 ft	Wood		
GF	Dining room	21 X 12 ft	Wood		
GF	Kitchen	14 X 13.5 ft	Wood		
GF	Primary bedroom	21.7 X 16.2 ft	Wood		
GF	Bathroom	12 X 5 ft	Tiles		
GF	Office	10 X 8 ft	Wood		
GF	Bedroom	15 X 11.3 ft	Wood		
GF	Bedroom	14.6 X 10 ft	Wood		
GF	Bedroom	13 X 10 ft	Wood		



**Inclusions**

fridge, stove, dishwasher, washer, dryer, central vacuum, alarm system (not connected), lawn care, window treatments

**Exclusions**

heat, electricity, internet, snow removal.



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Forced air	<b>Equip./Serv.</b>	Central air conditioning
<b>Water Supply</b>	Municipality	<b>Water (access)</b>			
<b>Pool</b>					
<b>Parkg (total)</b>	Driveway (4), Garage (3)	<b>Fireplace-Stove</b>	Yes	<b>Renovations</b>	

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 Beaurepaire Village, HWY 20, the Lakeshore, train station, and more. This home is ready for a new chapter. Visit today!

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)

Source: ROYAL LEPAGE ELITE, Real Estate Agency