



Andres Pedriks, Residential and Commercial Real Estate Broker
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 Real Estate Agency
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\$649,000

109 Av. Jasper, Beaconsfield, H9W 5R7 (Willowbrook)

Centris No.

21558949 (Active)

Seller's Declaration

Yes

Property Type	Two or more storey	Occupancy	30 days PP/PR Accepted
Building Type	Detached	Deed of Sale Signature	30 days PP/PR Accepted
Year Built	1953	Lot Eval.	\$235,800 (2018)
Expected Delivery Date		Building Eval.	\$207,000 (2018)
Building Size	24.10 X 25.11 ft	Mun. Taxes	\$3,784 (2021)
Living Area		School Taxes	\$397 (2021)
Lot Size	76 X 118 ft	Additional Rev.	No
Lot Area	9,063.21 sqft	Intergenerational	
Cert. of Location	Yes (2017)	Seasonal	
Body of Water	Lac St-Louis		



Rooms	7	Bedrooms	3+0	Bathrooms and Powder Rooms	1+1
Level	Room		Size	Floor Covering	
GF	Living room		14.5 X 12.6 ft	Wood	
GF	Dining room		11.3 X 11.1 ft	Wood	
GF	Kitchen		11.8 X 11.2 ft	Wood	
2	Primary bedroom		12.1 X 10.8 ft	Wood	
2	Bedroom		11.6 X 11.3 ft	Wood	
2	Bedroom		12.1 X 7.5 ft	Wood	
BA1	Family room		24 X 22.9 ft	Laminate floor	



Inclusions

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central Vacuum

Exclusions



Sewage System	Municipality	Heating System	Forced air	Equip./Serv.	Central air conditioning, Central vacuum cleaner system installation
Water Supply	Municipality	Water (access)			
Pool					
Parkg (total)		Fireplace-Stove	No	Renovations	

Location, location, location. You walk to the lake, parks, enchanting Pointe-Claire village, yacht club. Enjoy as it is or take advantage of the large lot size to create a dream.

At the vendor's request visits to begin January 19, 2021, any offers to be submitted by Monday January 24, 2021 at 14:00 and shall be left open until Tuesday January 25, 2021 at 14:00. Certificate of location from 2017 to be accepted as is.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

2022-01-18 at 11:52 pm