



**Andres Pedriks**, Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
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**\$2,200 per month X 12 month(s)**  
 106 Av. Madsen, Beaconsfield, H9W 4V1 (Church)

**Centris® No.** 13053328 (Active)  
**Seller's Declaration** No

<b>Property Type</b>	Two or more storey	<b>Occupancy</b>	10 days PP/PR Accepted
<b>Building Type</b>	Detached	<b>Deed of Sale Signature</b>	10 days PP/PR Accepted
<b>Year Built</b>		<b>Lot Eval.</b>	
<b>Expected Delivery Date</b>		<b>Building Eval.</b>	
<b>Building Size</b>		<b>Mun. Taxes</b>	
<b>Living Area</b>		<b>School Taxes</b>	
<b>Lot Size</b>	82 X 108.3 ft	<b>Additional Rev.</b>	No
<b>Lot Area</b>	9,041.68 sqft	<b>Intergenerational</b>	
<b>Cert. of Location</b>	No	<b>Seasonal</b>	
<b>Body of Water</b>			



Rooms	7	Bedrooms	3+1	Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering		
GF	Kitchen	12.6 X 8 ft	Wood		
GF	Dining room	10 X 6 ft	Wood		
GF	Living room	16.7 X 11.4 ft	Wood		
GF	Bedroom	12.11 X 9.9 ft	Wood		
2	Master bedroom	15.7 X 14 ft	Wood		
2	Bedroom	12.3 X 8.2 ft	Wood		
BA1	Family room	28 X 12.4 ft	Laminate floor		
BA1	Bedroom	12.5 X 12.2 ft	Laminate floor		



**Inclusions**

Refrigerator, stove, dishwasher, washer, dryer

**Exclusions**

Hydro, communication or alarm services, lawncare, snow removal



<b>Sewage System</b>	Municipality	<b>Heating System</b>	Forced air	<b>Equip./Serv.</b>
<b>Water Supply</b>	Municipality	<b>Water (access)</b>		
<b>Pool</b>		<b>Fireplace-Stove</b>	No	<b>Renovations</b>
<b>Parking</b>				

Located in desirable Beaconsfield south. Home is warm and inviting. Beautiful west facing backyard with large deck. Near lake, village, parks and train to downtown.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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