

Centris No. 28219213 (Active)



\$930,000

**29 Av. Woodland
Beaconsfield
H9W 4V8**

Region Montréal
Neighbourhood Beaurepaire (South West)
Near Lakeshore
Body of Water

| | | | |
|--------------------------|--------------------|---------------------------------|---------------------------|
| Property Type | Bungalow | Year Built | 1950 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 67.5 X 44.1 ft irr | Reposess./Judicial auth. | No |
| Living Area | | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2006) |
| Lot Size | 117 X 240 ft irr | File Number | |
| Lot Area | 25,125.11 sqft | Occupancy | 60 days PP/PR Accepted |
| Cadastre | 1417435 | Deed of Sale Signature | 60 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|-----------|-----------------------|----------------|--------------------------|---------|
| Year | 2019 | Municipal | \$6,243 (2019) | Common Exp. | |
| Lot | \$408,500 | School | \$1,031 (2019) | Electricity | \$2,500 |
| Building | \$302,200 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$710,700 | Total | \$7,274 | Total | \$2,500 |

| Room(s) and Additional Space(s) | | | | | |
|---------------------------------|----------------|------------------|-----------------------|-----------------------------------|-----|
| No. of Rooms | 10 | No. of Bedrooms | 3+1 | No. of Bathrooms and Powder Rooms | 3+0 |
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Hall | 11.5 X 8 ft | Wood/Tiles | | |
| GF | Living room | 15 X 14.9 ft irr | Wood | Fireplace-Stove. | |
| GF | Dining room | 15 X 12 ft | Wood | Fireplace-Stove. | |
| GF | Kitchen | 16 X 8.6 ft | Tiles | | |
| GF | Family room | 28.9 X 11.5 ft | Wood | | |
| GF | Bedroom | 12 X 9 ft | Wood | | |
| GF | Bedroom | 11.3 X 10.3 ft | Wood | | |
| 2 | Master bedroom | 25 X 17 ft | Wood | | |
| BA1 | Playroom | 35 X 13.4 ft | Laminate floor | Fireplace-Stove. | |
| BA1 | Bedroom | 11.9 X 9.8 ft | Laminate floor | | |
| Additional Space | | | Size | | |
| Garage | | | 26 X 20.9 ft | | |

| Features | | |
|----------------------|------------------|--------------------------------|
| Sewage System | Municipality | Rented Equip. (monthly) |
| Water Supply | Municipality | Renovations |
| Foundation | Poured concrete | Pool |
| Roofing | Asphalt shingles | Parking |
| Siding | | Driveway |
| | | Driveway (6), Garage (2) |
| | | Asphalt |

| | | | |
|------------------------------------|--|--|--|
| Windows | | Garage | Attached, Double width or more |
| Window Type | | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Forced air | Topography | Flat |
| Basement | 6 feet and more, Finished basement | Distinctive Features | |
| Bathroom | Ensuite bathroom | Water (access) | |
| Washer/Dryer (installation) | | View | |
| Fireplace-Stove | Wood fireplace | Proximity | Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Equipment/Services | Central air conditioning, Electric garage door opener, Central heat pump | Energy efficiency | |

Inclusions

Fridge, Stove, Dishwasher, Microwave, All Window Treatments, All light fixtures of a permanent nature.

Exclusions

Washer, Dryer

Broker - Remarks

Gorgeous stone bungalow located on 25,123 square feet of manicured property. Walking distance to train, bus, Beaurepaire Village and Lakeshore. Loads of windows and interesting architectural features in this one of a kind home. Deeded water access to Lake Saint Louis. Circular drive and double car garage.

Addendum

As you enter the oversize enclosed vestibule, you will immediately notice interesting architectural attention to detail. The living room and dining room are separated by a dual sided stone fireplace. Lovely hardwood flooring and plenty of windows. The kitchen is efficient, gorgeous and fashionable and it opens to the solarium/dinette. This ceiling is vaulted and the room offers plenty of sunlight with direct access to the huge deck and a perfect view of the vast property.

The master bedroom is the only room located on the second level, complete with ensuite bath room, walk-in closet and total privacy.

The basement playroom is exceptionally large and has it's own stone fireplace, another bedroom and full bathroom

This property is fenced and very private.

Truly one of a kind!

Sale with legal warranty

Seller's Declaration

Yes SD-28122

Mortgage Loan

| Creditor | Balance | As Of | % Rate | Term | Amort. | Maturity Date | Payment |
|----------|---------|-------|--------|------|--------|---------------|---------|
| CIBC | | | | | | | |

Owner

Julia Belomoina (E)
29 Woodland, Av.
Beaconsfield H9W 4V8

Konstantin Solomentsev (E)
29 Woodland, Av.
Beaconsfield H9W 4V8

Representative

Konstantin Solomentsev (E) (Mandatory)
29 Woodland, Av.
Beaconsfield H9W 4V8

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.

Listing Broker(s)

ROYAL LEPAGE ELITE
Real Estate Agency
514-697-9181
MellorGroup@royalpage.ca
<http://www.mellorgroup.ca>

Andres Pedriks
Real Estate Broker
514-892-6547
apedriks@royalpage.ca

ROYAL LEPAGE ELITE
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Nicholas Pedriks
Real Estate Broker
514-573-2116
npedriks@royalpage.ca
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Compensation to Selling Broker

Sale 2.5%
Rental
Extra Comp. Rental (Renewal)

Date of Contract Signature 2019-08-08

Expiration Date 2019-12-31

Appointment Info 24-hour minimum notice

Name of the person to contact

Telephone for Appointment

Info Selling Broker

Broker's Declaration

No

Contract-Sale

41762

Contract-Rental

Listing on the Internet

Yes

Last Price

\$930,000

Previous Price

Original Price

\$930,000