



**Andres Pedriks**, Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
 443, boul. Beaconsfield  
 Beaconsfield (QC) H9W 5Y1

514-892-6547 / 514-697-9181  
 Fax : 514-697-9499  
 apedriks@royallepage.ca



**Centris No.** 16860992 (Active)



**\$869,000**

**16 Crois. Woodridge**  
**Beaconsfield**  
**H9W 4G7**

**Region** Montréal  
**Neighbourhood** Central South  
**Near** Neveu  
**Body of Water** Lac St Louis

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1957
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	45 X 35 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (1957)
<b>Lot Size</b>	133 X 117 ft irr	<b>File Number</b>	
<b>Lot Area</b>	16,601 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1969791	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2019	<b>Municipal</b>	\$4,709 (2019)	<b>Common Exp. (\$21/month)</b>	\$252
<b>Lot</b>	\$314,600	<b>School</b>	\$761 (2019)	<b>Highridge waterfront Club</b>	
<b>Building</b>	\$216,300	<b>Infrastructure</b>		<b>Electricity</b>	\$1,527
		<b>Water</b>	\$396 (2018)	<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$530,900	<b>Total</b>	\$5,866	<b>Total</b>	\$1,779

<b>Room(s) and Additional Space(s)</b>				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
9		4+0		2+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	20.6 X 14 ft	Carpet	Fireplace-Stove.
GF	Dining room	13 X 12 ft	Carpet	French doors to exterior
GF	Kitchen	18 X 12 ft	Linoleum	
GF	Laundry room	10.6 X 7 ft	Linoleum	+ Powder room
2	Master bedroom	15 X 12 ft	Carpet	Ensuite & Walk-In
2	Bedroom	21 X 12 ft	Carpet	
2	Bedroom	12 X 11.6 ft	Carpet	
2	Bedroom	11 X 9 ft	Carpet	
BA1	Family room	28.9 X 16 ft	Wood	
	<b>Additional Space</b>		<b>Size</b>	
	Garage			

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Garage (1)
<b>Siding</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Built-in, Heated, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy	<b>Lot</b>	Landscaped
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	Access (Lake), Navigable
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace, Wood stove	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, University
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>	

## Inclusions

Dishwasher, microwave, washer, dryer, freezer in garage, hot water heater, all window treatments, built in child's bed

## Exclusions

Fridge, stove, 5 brass ceiling light fixtures

## Broker - Remarks

A rare, one of a kind lifestyle awaits the buyer of this warm, well maintained executive home on prestigious waterfront crescent. Stunning and huge 16,000+ property with the bonus of private club waterfront access.

## Sale without legal warranty of quality, at the buyer's risk and peril

## Seller's Declaration

Yes SD-25789

The deeds are in the seller's possession since 1981, Visits begin at Open House Sunday July 07, 2019 @ 14h00. Building size is an approximation as CoL is from 1957

## Source

ROYAL LEPAGE ELITE, Real Estate Agency

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.