



\$725,000

**35 Cours East Gables
Beaconsfield
H9W 4G9**

Region Montréal
Neighbourhood Central South
Near Lakeshore
Body of Water Lac St-Louis

Property Type	Two or more storey	Year Built	1959
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	40 X 27 ft irr	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2016)
Lot Size	85 X 110 ft	File Number	
Lot Area	9,363 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	3 302 116	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential	Date of Sale	2016-07-30

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2016	Municipal	\$6,373 (2016)	Common Exp.	
Lot	\$254,400	School	\$1,245 (2015)	Electricity	\$1,717
Building	\$457,300	Infrastructure		Oil	\$2,052
		Water		Gas	
Total	\$711,700	Total	\$7,618	Total	\$3,769

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.10 X 14.4 ft	Wood	Fireplace-Stove.	
GF	Dining room	14.6 X 10.6 ft	Wood		
GF	Kitchen	12 X 10 ft	Wood		
GF	Solarium	9 X 5.8 ft	Wood		
GF	Family room	16.10 X 10.3 ft irr	Wood		
GF	Laundry room	9.11 X 5.3 ft	Wood	Granite counters	
2	Master bedroom	20.8 X 10.6 ft	Wood		
2	Dressing room	12 X 8 ft	Wood		
2	Bedroom	15.8 X 11 ft	Wood		
2	Bedroom	12.6 X 9.4 ft	Wood		
2	Bedroom	9.6 X 9 ft	Wood		
BA1	Playroom	27.5 X 11.6 ft irr	Wood	less jog	

Features			
Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$100)
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (1)
Siding		Driveway	

Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	Access
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	

Inclusions

Jennair fridge, gas stove. Dishwasher Frigidaire. Washer and dryer. All blinds and curtains.

Exclusions

Mirror, small cabinet and tie racks in master dressing room. Non functioning generator. Propane tank is rented for \$100/year.

Broker - Remarks

*Prestigious location south of the boulevard with lake access! Old world charm intact with new world renovations! Majority of renos done in 2008 include re-shingled roof, heat pump, windows, kitchen and baths plus more! *Savvy owner appreciated East Gables charm ... all renovations done with attention to detail. Flexible occupancy.

Addendum

*Handsome designer kitchen with custom inset doors, Kashmir White granite counters, stainless steel Jennair appliances, propane gas stove, solarium bay eating area.

*Extra service area in butler's pantry/laundry room with granite counters.

*Spacious master bedroom features expanded ensuite with large spa pebble shower and dressing room converted from 5th bedroom.

*Elegant family bath with classic black and white marble mosaics. Heated floors in second floor bathrooms.

*Main floor family room, created from screened porch, with hardwood floors/insulation/gypoc/windows/dr to patio.

*Custom powder room with vintage vanity.

*Porcelain ceramic floor in foyer and wainscoting paneling added through hallways, and staircase.

*Bright basement playroom re-insulated, redone with pot lights, crown mouldings, hardwood floors & large south facing window.

*Patio door was added to dining room opens to wood deck.

*Charming front portico added. Gutters replaced.

*Rounded archways were squared off.

*Interlocking driveway, older sprinkler system

*Electrical box changed to 200 but not connected

*Heat pump 2010

*Custom carpeting on stairs 2014.

*Hot water tank installed 2015

*Alarm system changed.

Exclusive East Gables club entitles you to private beach, picnic area and boat access, \$225./year

Please note bathtub was not changed in family bath.

Fireplace and chimneys are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Seller's Declaration

Yes SD-34104