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Centris No. 24902834 (Active)



\$610,000

474 Lord Street
Beaconsfield
H9W 3W9

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

Property Type	Two or more storey	Year Built	1936
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	20.6 X 31.6 ft	Repossess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2011)
Lot Size	76 X 108.6 ft	File Number	
Lot Area	8,246 sqft	Occupancy	According to the leases
Cadastre	1 417 541	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$2,551 (2020)	Common Exp.	
Lot	\$230,000	School	\$282 (2020)	Electricity	
Building	\$104,100	Infrastructure		Oil	
		Water		Gas	
Total	\$334,100	Total	\$2,833	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	1+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	8.2 X 12.10 ft	Wood		
GF	Dining room	9 X 18.9 ft	Wood		
GF	Kitchen	12 X 11.1 ft	Wood	Fireplace-Stove.	
2	Master bedroom	14.2 X 8.11 ft	Wood		
2	Bedroom	9.5 X 7.10 ft	Wood		
2	Bathroom	6.4 X 6.5 ft	Ceramic		
BA1	Family room	13.3 X 15.5 ft irr	Carpet		
BA1	Bedroom	9.6 X 13.2 ft	Carpet		
Additional Space			Size		
Balcony			7.2 X 3.7 ft		
Balcony			5.6 X 6.3 ft		
Shed			9.6 X 20 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation		Pool
Roofing		Parkg (total)
Siding		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating		Lot
Heating System		Topography
Basement		Distinctive Features
Bathroom		Water (access)
Washer/Dryer (installation)		View
Fireplace-Stove		Proximity
Kitchen Cabinets		Building's Distinctive Features
Equipment/Services		Energy efficiency
Restrictions/Permissions		

Inclusions

Fridge (2015), stove (2015), dryer (2019), washer & dishwasher (older than 2015)

Exclusions

Picture frame of house.

Broker - Remarks

Quaint home in prime Beaconsfield south location nestled at the end of traffic-free cul-de-sac. Tenant occupied; will most likely renew lease until June 30th, 2022. He will give notice by March 31st, 2021. Must have an accepted offer prior to visiting. (offer may be conditional to the buyer being satisfied following visit)

Addendum

Steps from Beaurepaire Village, shops, schools, park & bus. 1 km from Woodland train stop.

-New electric furnace (2020)

-Unistone driveway

In order for the buyer to move in on July 1st, 2022, he must take ownership then notify the tenant prior to December 31st, 2021.

Sale with legal warranty**Seller's Declaration**

Yes SD-63642

In compliance with environmental protection laws

Source

IMMEUBLES MTL / MTL REALTY, 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.



Frontage



Backyard



Backyard



Veranda



Backyard



Backyard



Backyard



Backyard



Backyard



Backyard



Backyard



Backyard



Backyard



Backyard



Backyard



Backyard



Kitchen



Dining room



Kitchen



Kitchen



Kitchen



Dining room



Kitchen



Living room