

**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
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**Centris No.** 16064902 (Active)



**\$999,000**

**58 Av. St-Andrew  
 Beaconsfield  
 H9W 4Y4**

**Region** Montréal  
**Neighbourhood** Beaufort (South West)  
**Near**  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1952
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	28 X 66 ft	<b>Trade possible</b>	
<b>Living Area</b>		<b>Cert. of Loc.</b>	Yes (2019)
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	100 X 112 ft	<b>Occupancy</b>	97 days PP/PR
<b>Lot Area</b>	11,200 sqft		Accepted
<b>Cadastre</b>	1417709	<b>Deed of Sale Signature</b>	90 days PP/PR
			Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$7,094 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$469,500	<b>School</b>	\$899 (2025)	<b>Electricity</b>	\$3,826
<b>Building</b>	\$623,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,092,600 (91.43%)	<b>Total</b>	\$7,993	<b>Total</b>	\$3,826

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.6 X 15.6 ft	Wood		
GF	Dining room	12.11 X 14.3 ft	Wood		
GF	Kitchen	19.3 X 16.11 ft	Ceramic	granite counters	
GF	Laundry room	10.3 X 5.1 ft	Ceramic		
GF	Primary bedroom	15.8 X 11.5 ft	Wood		
GF	ensuite	15.5 X 11.5 ft	Ceramic		
GF	Bedroom	12.6 X 11.4 ft	Wood		
GF	Bedroom	9.5 X 11.4 ft	Wood		
GF	Bathroom	8.10 X 6.9 ft	Ceramic		
BA1	Playroom	40.1 X 17.8 ft	Laminate floor		

**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>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Built-in, Heated, Single width
<b>Window Type</b>		<b>Carpport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<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>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Central air conditioning	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

**Inclusions**

Kitchenaid refrigerator in basement, Miele dishwasher, all window coverings except those excluded, all light fixtures except those excluded, 4 TV brackets, 3 white fixed cabinets in basement, white shoe storage cabinet in entrance, electric car charger, shed, Costco above ground pool, garburator

**Exclusions**

Washer/dryer, refrigerator Fisher & Paykel in kitchen, Kitchenaid stove, light fixture in girl's bedroom, front entrance and kitchen dining area, curtains in boy's bedroom

**Remarks**

Discover this stunning 3-bedroom bungalow on a quiet street in an amazing neighborhood, close to schools, parks, public transport, shops, and restaurants. The main level boasts new hardwood floors and a large, renovated kitchen perfect for culinary enthusiasts. Enjoy two beautifully renovated bathrooms and spacious dining room ideal for entertaining guests. The finished basement, complete with laminate flooring, has always been dry, offering extra living space. Step outside to a massive 11,000 sq. ft. west-facing backyard--perfect for outdoor gatherings and relaxation. With a 1-car garage, this home offers comfort, style, and a prime location

**Sale with legal warranty of quality**

**Seller's Declaration** Yes SD-71170

**Source**

ROYAL LEPAGE VILLAGE, 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



Frontage



Living room



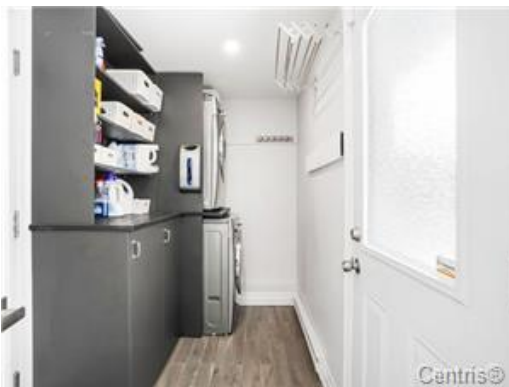
Dinette



Kitchen



Kitchen



Laundry room



Dining room



Dining room



Primary bedroom



Primary bedroom



Primary bedroom



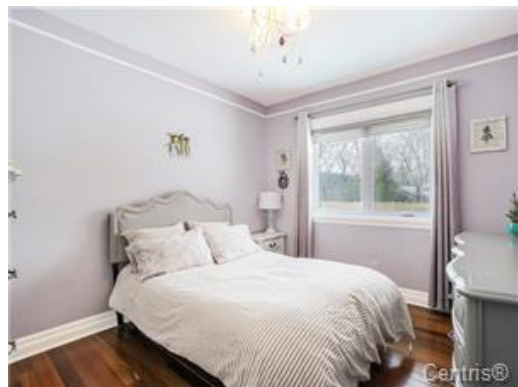
Ensuite bathroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Basement



Playroom



Playroom