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Centris No. 16608133 (Active)

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\$1,150,000

297 Mayfair Drive
Beaconsfield
H9W 1S2
Region Montréal
Neighbourhood Sherwood (North West)
Near Acadia

Body of Water

Property Type	Two or more storey	Year Built	1974
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	30 X 43 ft	Reposess./Judicial auth.	No
Living Area	2,334 sqft	Trade possible	
Building Area	1,290 sqft	Cert. of Loc.	Yes (2025)
Lot Size	70 X 100 ft	File Number	
Lot Area	7,000 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1970610	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$6,347 (2026)	Common Exp.	
Lot	\$390,200	School	\$705 (2026)	Electricity	\$1,620
Building	\$610,300	Infrastructure		Oil	\$1,135
		Water		Gas	
Total	\$1,000,500 (114.94%)	Total	\$7,052	Total	\$2,755

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.11 X 18.11 ft	Wood		
GF	Dining room	19 X 11 ft	Wood	or family room	
GF	Kitchen	15.10 X 12.4 ft	Ceramic		
GF	Office	9.11 X 14.4 ft	Wood	Fireplace-Stove. or dining room	
GF	Powder room	5.10 X 3.3 ft	Ceramic		
2	Primary bedroom	11.11 X 16.3 ft	Wood		
2	ensuite bathroom	7.3 X 8.1 ft	Ceramic		
2	Bedroom	11.11 X 10.7 ft	Wood		
2	Bedroom	10 X 12.8 ft	Wood		
2	Bedroom	10 X 14.2 ft	Wood		
2	Bathroom	7.3 X 6.11 ft	Ceramic		

BA1	Playroom	11.5 X 17.11 ft	bamboo
BA1	Laundry room	14.7 X 9.4 ft	Ceramic
Additional Space			Size
Garage			18.1 X 19.3 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more, Heated
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	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Basement (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

all window coverings, all light fixtures, all bathroom mirrors and accessories, as well as two garage door openers with remote controls

Exclusions

Dishwasher, stove, refrigerator, washer and dryer

Remarks

Discover this well maintained 4-bedroom cottage on one of Sherwood's most kid-friendly streets! Perfect for street hockey games and steps from Windermere Park and Sherbrooke Academy. This home features a recently renovated kitchen with granite counters and bar seating, a dedicated main-floor office, and a spacious formal dining room. Enjoy 2+1 bathrooms, including a primary ensuite, a finished basement, and a 2-car garage. This home offers true, functional value. Move-in ready!

Addendum

Located on a quiet, low-traffic stretch of Mayfair Drive, this is the kind of street where kids still play outside and neighbours know each other by name. The location is unbeatable for active families:

Park Life: Short walking distance to Windermere Park and the community pool.

Schools: Ideally situated near Sherbrooke Academy Senior.

The Street: A "street-hockey friendly" environment that defines the Beaconsfield lifestyle.

Main Floor:

The layout is designed for both formal entertaining and modern living.

Renovated Kitchen: Recently updated with high-quality granite countertops, sleek LED lighting, and a breakfast bar perfect for

morning coffee.

Formal Spaces: Includes a large living room and an oversized dining room adjacent to the kitchen. Ideal for hosting family gatherings.

Home Office: A versatile main-floor room that serves perfectly as a home office for remote work or can be used as a cozy family den.

Upstairs & Basement:

Primary Suite: Features its own private ensuite bathroom.

Finished Basement: Offers a large playroom for the kids and a dedicated laundry room with extra storage space .

Exterior & Garage:

Parking: 2-car attached garage.

Backyard: A private, flat green space perfect for a play structure, trampoline, or summer BBQs.

Pre- listing building inspection report is available following a visit.

The fireplace and chimney are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

To be repeated in the promise to purchase:

This sale is made without any legal warranty of quality from the Seller; the BUYER does not waive the legal warranties provided by previous owners and received by the SELLER upon its acquisition of the PROPERTY , which are hereby transferred to the BUYER.

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality, at the buyer's risk and peril. Excluded for the current SELLER only.

Seller's Declaration

Yes SD-76443

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



Frontage



Frontage



Interior



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Powder room



Interior



Office



Office



Staircase



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom