

Centris No. 18795597 (Active)



\$5,500/month X 1 year(s)

**185 Tower Street
Beaconsfield
H9W 5T3**

Region Montréal
Neighbourhood Sherwood (North West)
Near WINDEMERE
Body of Water

Property Type	Two or more storey	Year Built	1981
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area		Occupancy	2025-01-01
Cadastre	1970042	Deed of Sale Signature	
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year		Municipal	Not issued	Common Exp.	
Lot		School	Not issued	Electricity	
Building		Infrastructure		Oil	
		Water		Gas	
Total	Not issued	Total	Not issued	Total	

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	3+1
Included in Lease	Outdoor parking (4), Partially furnished, Snow removal, Lawn, Indoor parking (2)				
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	22.8 X 13.9 ft	Wood	FOYER	
GF	Dining room	13.9 X 12.8 ft	Wood		
GF	Family room	10.4 X 13.9 ft	Wood	FOYER	
GF	Kitchen	14.10 X 9 ft	Ceramic		
GF	Office	10.9 X 10.7 ft	Wood		
GF	Office	8.1 X 10.1 ft	Wood		
2	Primary bedroom	15.9 X 14.7 ft	Parquetry	ENSUITE	
2	Bedroom	14.10 X 11.2 ft	Parquetry		
2	Bedroom	12.7 X 10.2 ft	Parquetry		
2	Bedroom	11.5 X 10.2 ft	Parquetry		
BA1	Playroom	20 X 15 ft	Laminate floor		
BA1	Bedroom	12 X 12 ft	Laminate floor		

Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 0
Water Supply	Municipality	Renovations	
Foundation		Pool	Inground
Roofing		Parkg (total)	Driveway (4), Garage (2)
Siding	Stone	Driveway	
Windows		Garage	Double width or more

Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System		Topography
Basement	6 feet and more, Finished basement	Distinctive Features
Bathroom	Ensuite bathroom	Water (access)
Washer/Dryer (installation)		View
Fireplace-Stove	Stove - Other: Slow-burning stove	Proximity
Kitchen Cabinets		Building's Distinctive Features
Property/Unit Amenity	Central air conditioning	Energy efficiency
Restrictions/Permissions		Mobility impaired accessible
Pets		

Inclusions

5 appliances, 2 plasma screens, snow removal, lawn maintenance, pool maintenance, opening and closing of the pool.

Exclusions

Remarks

Beautiful house located in prime Sherwood in Beaconsfield. Spacious rooms, renovated kitchen, 2 fireplaces, hardwood floors, 2 offices, many windows facing a private garden with an inground pool. The basement was redone in 2021. Double garage. All appliances are included. Snow removal, lawn and pool maintenance done by the owner!

Addendum

Spacious house located in a nice neighborhood of Beaconsfield !

(beautiful backyard with an inground pool)

The basement has been completely redone in 2021 !

Inclusions: pool opening and closing, lawn & pool maintenance + snow removal !

Seller's Declaration

No

Owner

FRANÇOIS COUSINEAU (F)
185 Tower, Street
Beaconsfield H9W 5T3

Representative

Listing Broker(s)

IMM AGENCE IMMOBILIÈRE
Real Estate Agency
514-246-5653
info@agenceimm.ca
http://www.agenceimm.ca

Robert-Charles Ferland, E.A.
Certified Residential and Commercial Real Estate Broker AEO
514-246-5653
info@agenceimm.ca
http://www.agenceimm.ca

Compensation sharing

Sale

Rental

Lease renewal compensation
Other information

Date of Contract Signature

4.25 % of the total amount of the established rent

No

2024-12-02

Broker's Declaration

Contract-Sale

Contract-Rental

Listing on the Internet

No

77022

Yes

Expiration Date	2025-04-30	Last Price	\$5,500/month X 1year(s)
Appointment Info	24-hour minimum notice	Previous Price	
Name of the person to contact		Original Price	\$5,500/month
Telephone for Appointment			
Info Selling Broker	All offers shall be conditions to a credit verification.		