

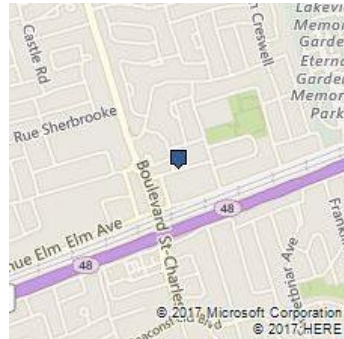


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Centris® No. 16315302 (Active)



\$268,000

176 Amherst Road, apt. D
Beaconsfield
H9W 2B2

Region Montréal
Neighbourhood Beacon Hill (North East)
Near Rutland
Body of Water

Property Type	House	Year Built	1972
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Declaration of co-ownership	
Building Type	Attached	Special Contribution	
Floor		Meeting Minutes	Yes (2016)
Total Number of Floors		Financial Statements	Yes (2016)
Total Number of Units	34	Building Rules	
Private Portion Size	23.1 X 21.5 ft	Repossession	
Plan Priv. Portion Area	991.14 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2009)
Lot Size		File Number	
Lot Area	1,922.76 sqft	Occupancy	45 days PP/PR
Cadastre of Private Portion	2425682		Accepted
Cadastre of Common Portions	2425990	Deed of Sale Signature	40 days PP/PR
Zoning	Residential		Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$2,118 (2017)	Condo Fees (\$223/month)	\$2,676
Lot	\$60,700	School	\$396 (2016)	Common Exp.	
Building	\$173,500	Infrastructure		Electricity	\$947
		Water	\$194 (2016)	Oil	
				Gas	
Total	\$234,200	Total	\$2,708	Total	\$3,623

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.6 X 9 ft	Parquetry	Fireplace-Stove.	
GF	Dining room	12 X 8 ft	Parquetry	patio door	
GF	Kitchen	9.2 X 8.8 ft	Ceramic		
2	Master bedroom	14 X 11.9 ft	Parquetry		

2	Bedroom	13 X 9.2 ft	Parquetry
BA1	Playroom	11.7 X 11.7 ft	Carpet
BA1	Laundry room	9.10 X 9.10 ft	storage

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$14)
Water Supply	Municipality	Renovations	
Siding	Aluminum, Brick, Cedar clapboard	Pool	
Windows	Aluminum	Cadastre - Parking	
Window Type		Parking	Driveway (2), Garage (1)
Energy/Heating	Electricity	Driveway	Asphalt
Heating System	Electric baseboard units	Garage	Built-in, Heated, Single width
Basement	6 feet and more, Finished basement, Outdoor entrance	Carport	
Bathroom		Lot	
Washer/Dryer (installation)		Topography	
Fireplace-Stove	Wood fireplace	Distinctive Features	
Kitchen Cabinets	Melamine	Water (access)	
Equipment/Services	Laundry room, Wall-mounted air conditioning	View	
Building's Distinctive Features		Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Energy efficiency		Roofing	Asphalt and gravel

Inclusions

all light fixtures(except DNR and entrance hallway),all blinds,a/c wall unit, garage shelvings, garage remote control opener.

Exclusions

chandeliers in DNR and entrance hallway,dishwasher, fridge,stove,dryer/washer machines,hotwater tank is rented \$14.20/month

Broker - Remarks

This cozy townhouse-condo is located in desirable area of Beaconsfield. Terasse,garage,2 parking outside.Walking to the train, buses. Close to HWY20,walking to the lake, shopping center. Close to school,park,golf course.

Sale with legal warranty

Seller's Declaration

Yes SD-58308

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



Hall



Living room



Living room



Living room



Powder room



Dining room



Dining room



Kitchen



Kitchen



Master bedroom



Bedroom



Bathroom



Staircase



Basement



Laundry room



Laundry room



Exterior



Exterior



Balcony