Centris No. 28401376 **(Active)**

[See all pictures]





$1,195,000

318 Av. Berkshire
Beaconsfield
H9W 1A5
Region Montréal
Neighbourhood Sherwood (North West)
Near Arlington

Body of Water

Property Type	Two or more storey	**Year Built**	1974
Building Type	Detached	**Expected Delivery Date**	
Intergenerational		**Seasonal**	
Building Size	12.83 X 15.25 m irr	**Reposess./Judicial auth.**	No
Living Area		**Trade possible**	
Building Area		**Cert. of Loc.**	Yes (2021)
Lot Size	21.34 X 30.48 m	**File Number**	
Lot Area	650.32 sqm	**Occupancy**	90 days PP/PR Accepted
Cadastre	1970697	**Deed of Sale Signature**	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2024
Lot	$390,200
Building	$674,000
Total	$1,064,200 (112.29%)

Taxes (annual)

Municipal	$6,763 (2025)
School	$810 (2026)
Infrastructure	
Water	$390 (2025)
Total	$7,963

Expenses/Energy (annual)

Common Exp.

Electricity
Oil
Gas

Total

Room(s) and Additional Space(s)

No. of Rooms 15 **No. of Bedrooms (above ground + basement)** 5+0 **No. of Bathrooms and Powder Rooms** 2+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	3.84 X 5.59 m	Wood	
GF	Dining room	3.78 X 3.91 m	Wood	
GF	Kitchen	4.14 X 4.27 m	Ceramic	Fireplace-Stove. Quartz counter
GF	Family room	4.11 X 5.33 m	Wood	Fireplace-Stove. wood stove
GF	Powder room	2.06 X 1.3 m	Ceramic	
2	Primary bedroom	6.05 X 5.69 m	Parquetry	
2	Bedroom	3.96 X 4.17 m	Parquetry	
2	Bedroom	4.24 X 4.32 m	Parquetry	
2	Bedroom	3.94 X 4.42 m	Parquetry	
2	Bedroom	3.4 X 3.28 m	Parquetry	
2	Bathroom	4.24 X 2.26 m	Ceramic	
2	Bathroom	2.16 X 2.24 m	Ceramic	ensuite Bathroom
BA1	Playroom	8.41 X 8.56 m	Carpet	
BA1	Storage	4.11 X 8.18 m	Concrete	
GF	Mudroom	2.13 X 3.07 m	Ceramic	

Additional Space	Size
Garage	5.92 X 5.99 m

Features

Sewage System	Municipality	**Rented Equip. (monthly)**	
Water Supply	Municipality	**Renovations**	
Foundation		**Pool**	
Roofing	Asphalt shingles	**Parkg (total)**	Driveway (2), Garage (2)
Siding		**Driveway**	
Windows		**Garage**	Double width or more
Window Type		**Carport**	
Energy/Heating	Electricity	**Lot**	
Heating System	Forced air	**Topography**	
Basement	Finished basement	**Distinctive Features**	
Bathroom		**Water (access)**	
Washer/Dryer (installation)		**View**	
Fireplace-Stove	Wood fireplace	**Proximity**	
Kitchen Cabinets		**Building's Distinctive Features**	
Property/Unit Amenity		**Energy efficiency**	
Restrictions/Permissions		**Mobility impaired accessible**	
Pets			

Inclusions

Refrigerator, stove, dishwasher, hood vent, light fixtures, curtains and rods, blinds, hot tub, pool table, Tesla charger

Exclusions

washer and dryer

Remarks

Discover this generously sized 5-bedroom, 2.5 bathroom, double garage home set on a quiet street in a highly desirable neighbourhood. Ideal for families, Just minutes from schools, a lovely park with a community pool and convenient public transit. The property features a spacious, fully finished open concept basement with large playroom and storage. A fantastic opportunity to own a beautiful home that blends comfort, practicality in a prime location.

Addendum

2025 Recessed LED lighting throughout the house
2025 Electrical panel
2020 Hot water tank
2016 Roof
2021 Heatpump

Sale with legal warranty of quality

Seller's Declaration

Yes SD-05495

Mortgage Loan

Creditor	Balance	As Of	% Rate	Term	Amort.	Maturity Date	Payment
Caisse Desjardins							

Owner

Christophe Laniel (E)
318 Berkshire, Av.
Beaconsfield H9W 1A5

Representative

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.

Listing Broker(s)

ROYAL LEPAGE VILLAGE Real Estate Agency 514-694-2121 villagepc@royallepage.ca https://www.royallepagevillage.com	Diana Campbell, Residential and Commercial Real Estate Broker Diana Campbell Courtier Immobilier Inc. 514-264-2933, 514-700-6966 dianacampbell@royallepage.ca http://www.teamcc.ca
ROYAL LEPAGE VILLAGE Real Estate Agency 514-694-2121 villagepc@royallepage.ca https://www.royallepagevillage.com	Tina Dandurand Residential Real Estate Broker 514-944-4156 tinadandurand@royallepage.ca http://www.teamcc.ca

Compensation sharing		**Broker's Declaration**	No
Sale	2%	**Contract-Sale**	00893
Rental		**Contract-Rental**	
Lease renewal compensation		**Listing on the Internet**	Yes
Other information			
Date of Contract Signature	2026-09-10		
Expiration Date	2026-12-18	**Last Price**	$1,195,000 (2026-09-23)
Appointment Info	24-hour minimum notice	**Previous Price**	$1,225,000
Name of the person to contact		**Original Price**	$1,250,000
Telephone for Appointment			
Info Selling Broker	All visit requests by immocontact to Tina Dandurand and Diana Campbell. Any offers shall be accompanied by a mortgage pre-approval letter or proof of funds. Should you not have a BCP with your buyer, we kindly ask you to insert the following clause in section 12.1 of any PP: The BROKER identified in clause 2.1 of this PROMISE TO PURCHASE confirms having verified the BUYER'S identity by means of the form bearing the #X.		