

Centris No. 15740760 (Active)

[See all pictures](#)



\$1,250,000

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 | 60 days PP/PR Accepted |
| Cadastre | 1970697 | Deed of Sale Signature | 60 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|-----------------------|-----------------------|----------------|--------------------------|--|
| Year | 2024 | Municipal | \$6,763 (2025) | Common Exp. | |
| Lot | \$390,200 | School | \$858 (2025) | Electricity | |
| Building | \$674,000 | Infrastructure | | Oil | |
| | | Water | \$390 (2025) | Gas | |
| Total | \$1,064,200 (117.46%) | Total | \$8,011 | 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) | Mudroom (1st level/Ground floor) | 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-94731

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



Staircase



Hall



Living room



Living room



Dining room



Dining room



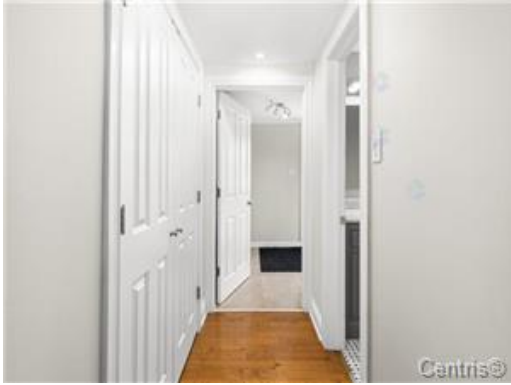
Kitchen



Kitchen



Kitchen



Hall



Powder room



Family room



Family room



Hall



Hall



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom