

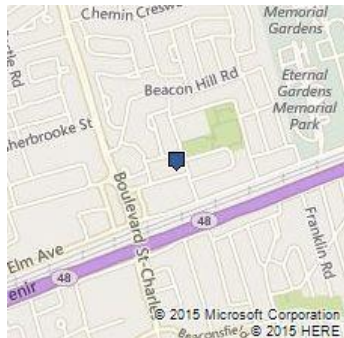


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Centris® No. 14285820 (Active)



\$269,000

\$1,790/month X 1 year(s)

168 Amherst Road, apt. B
Beaconsfield
H9W 2B2

Region Montréal
Neighbourhood Beacon Hill (North East)
Near Avenue Alton
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 (2015)
Total Number of Floors		Financial Statements	Yes (2015)
Total Number of Units		Building Rules	
Private Portion Size		Repossession	
Priv. Portion Area		Trade possible	
Building Area		Cert. of Loc. (divided part)	No
Lot Size		File Number	
Lot Area		Occupancy	15 days PP/PR Accepted
Cadastre of Private Portion	2425695	Deed of Sale Signature	15 days PP/PR Accepted
Cadastre of Common Portions	2425990		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$2,500 (2015)	Condo Fees (\$222/month)	\$2,664
Lot	\$60,400	School	\$419 (2016)	Common Exp.	
Building	\$173,800	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$234,200	Total	\$2,919	Total	\$2,664

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.3 X 11.6 ft	Wood		
GF	Dining room	10 X 8 ft	Wood		
GF	Kitchen	9.1 X 9 ft	Ceramic		
2	Master bedroom	15 X 19.1 ft	Wood		

2	Bedroom	14 X 11.8 ft	Wood
2	Bedroom	12.6 X 8.10 ft	Wood
BA1	Family room	11.7 X 11.4 ft	Laminate floor
BA1	Laundry room	14.5 X 8 ft	Laminate floor

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding		Pool	
Windows		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)	Laundry room (Basement 1)	Topograpy	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets	Wood	Water (access)	
Equipment/Services		View	
Building's Distinctive Features		Proximity	Bicycle path, Commuter train, Elementary school, Golf, High school, Highway, Park, Public transportation
Energy efficiency		Roofing	

Inclusions

Fridge, stove, dishwasher and all light fixtures.

Exclusions

Broker - Remarks

Renovated townhouse in sought after location in Beacon Hill with indoor garage & 2 outside parking. Larger than normal living room. Pot lights with dimmers throw-out on the main level. Basement with playroom and separate laundry room. Lots of storage area. Walking distance to train, buses, tennis club, schools, sports center, restaurants and mall.

Addendum

Renovations:

- *Hardwood floors 2016
- *Railing 2016
- *Repainted 2016
- *Kitchen 2006
- *Bathroom 2006
- *Windows 2006
- *Powder room 2002

Sale without legal warranty of quality, at the buyer's risk: Yes

Seller's Declaration

Yes SD-11981

Source

GROUPE SUTTON - EXPERT FD, 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.



Kitchen



Kitchen



Kitchen



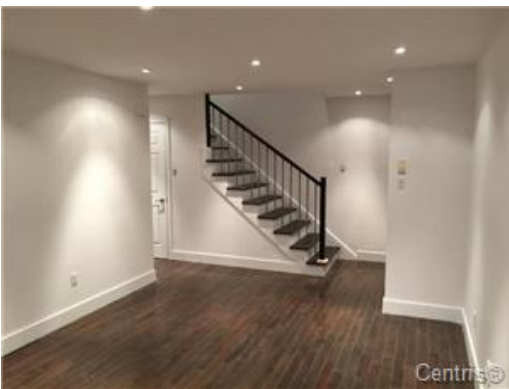
Kitchen



Kitchen



Dining room



Living room



Dining room



Living room



Living room



Living room



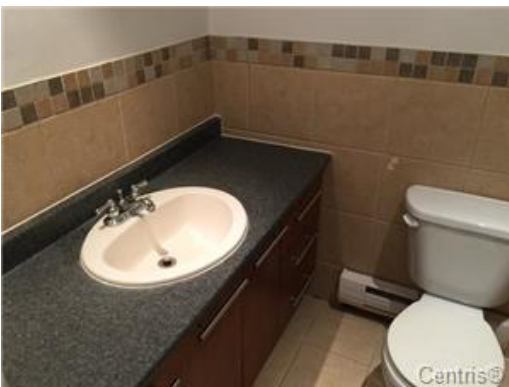
Living room



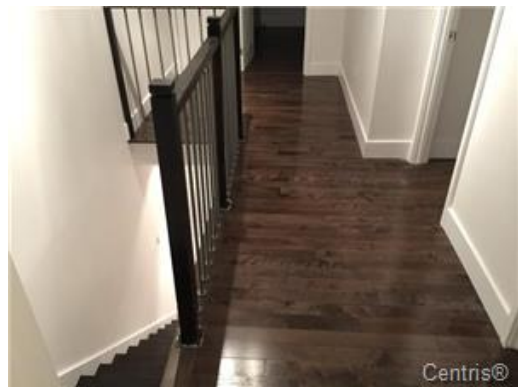
Powder room



Hall



Bathroom



Hall



Basement



Veranda



Frontage



Frontage