

FOR SALE

\$1,495,000



DESCRIPTION

Beautiful executive cottage located in the prestigious Sherwood area of Beaconsfield, across from Windermere Park. Offering approximately 3,000 sq. ft. of living space, this home features 5 bedrooms, 2+1 bathrooms, a renovated kitchen with granite countertops, oversized island and Viking gas range, open-concept kitchen and family room with stone wood-burning fireplace, finished basement with cinema room and playroom, landscaped backyard with heated in-ground pool, and a tandem garage with rare indoor parking for up to 4 vehicles.

INCLUSIONS

Refrigerator, gas oven, dishwasher, microwave, washer and dryer, pool table, two garage door openers with remotes, heat pump, all light fixtures, all window coverings, pool heat pump, pool and accessories, 2 cabanas, and hot water tank. The propane gas tank is rented.

KEY DETAILS

Property Type	Two or more storey
Building Type	Detached
Year Built	1976
No. of Rooms	12
No. of Bedrooms (above ground + basement)	5+0
No. of Bathrooms and Powder Rooms	2+1
Building Size	53.5 X 31.6 ft irr
Lot Size	78 X 100 ft
Lot Area	7,799.53 sqft
Parkg (total)	Driveway (4), Garage (4)
Garage	Double width or more, Heated, Tandem
Basement	6 feet and more, Finished basement
Heating System	Forced air
Pool	Heated, Inground
Occupancy	60 days PP/PR Accepted
Taxes (total)	\$8,369

ADDENDUM

Located in the prestigious Sherwood area of Beaconsfield, directly across from Windermere Park, this detached executive cottage offers approximately 3,000 sq. ft. of living space. Main Floor

An inviting entrance hall with high ceilings and a semi-circular staircase leads to the second floor.

The renovated kitchen features white cabinetry, granite countertops, an oversized island, Viking gas range, designer lighting and overlooks the mature trees across the street.

The open-concept kitchen flows into the family room featuring a stone wood-burning fireplace. A patio door off the family room leads to the private backyard.

The formal dining room is separated from the family room by two French doors and from the hallway by an additional set of two French doors.

The cross-hall living room features a second wood-burning fireplace.

The main floor also includes:

- Laundry room with exterior access
- Powder room
- Hardwood flooring
- LED recessed lighting

Second Floor

The upper level offers five bedrooms and two renovated bathrooms.

The primary bedroom features:

- Walk-in closet
- Second closet
- Renovated ensuite bathroom with double vanity, granite countertop and glass shower

The family bathroom features a double vanity, granite countertop and bathtub with glass shower screen.

Basement

The finished basement includes:

- Cinema room
- Large playroom
- Third wood-burning fireplace
- Storage room
- Direct access to the tandem garage

Exterior

The private backyard features:

- Heated in-ground pool
- Landscaped grounds



- Uni-stone patio
- 2 Cabanas

The tandem garage offers rare indoor parking for up to four vehicles.

Recent Improvements

- Windows (2013)
- Furnace and hot water tank (2014)
- Roof (2017)
- In-ground pool (2015)
- Landscaping, uni-stone entrance and driveway (front) (2024)
- Landscaping and unistone (backyard) (2015)
- Patio door, side exterior door and laundry room exterior door (2019)

This home is conveniently located near parks, schools, highways, the REM and all essential services.

Sale with exclusion(s) of legal warranty: This sale is made without any legal warranty of quality, at the buyer's own risk.

PHOTOS



Frontage



Backyard



Backyard





Hall



Hall



Kitchen



Kitchen



Family room



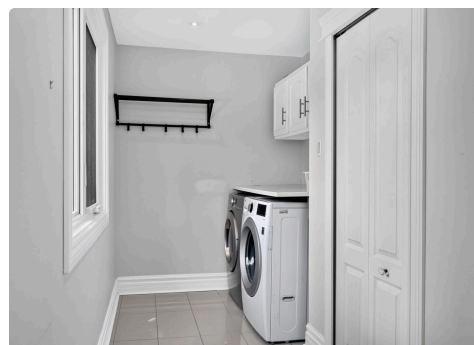
Living room



Dining room



Powder room



Laundry room



Hall



Primary bedroom



Ensuite bathroom





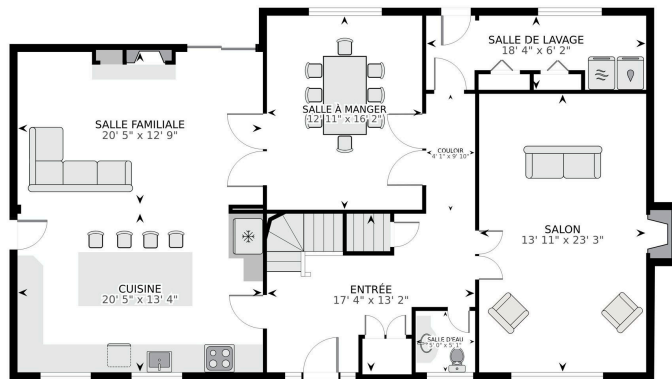
Bedroom





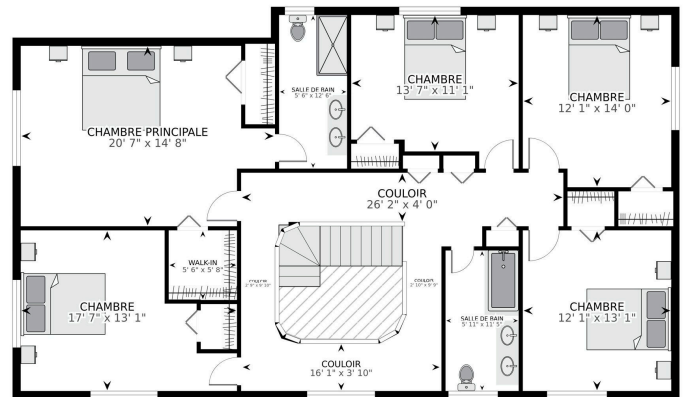
FLOOR PLANS

PLANCHER PRINCIPAL Aire Int. 1506 pi²



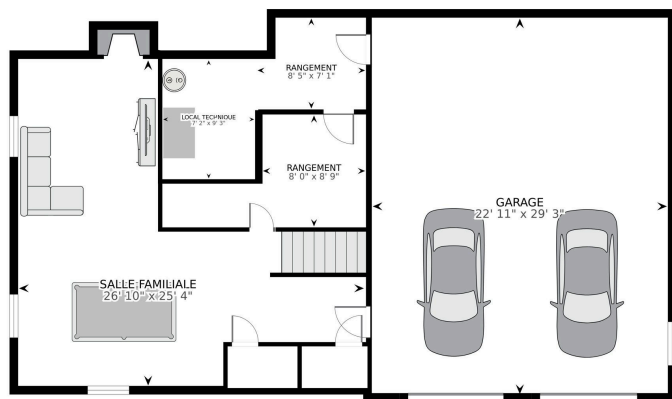
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DEUXIÈME ÉTAGE Aire Int. 1469 pi²



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SOUS-SOL Aire Int. 1393 pi²



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