



**Alexa Landreville**, Residential and Commercial Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
<http://www.deakinrealty.ca>

514-451-3246 / 514-695-2575

[alexa@deakinrealty.ca](mailto:alexa@deakinrealty.ca)



**Centris No.** 28341276 (Active)



**\$1,699,000**

**320 Rue James-Shaw**  
**Beaconsfield**  
**H9W 6G5**

**Region** Montréal  
**Neighbourhood** Sherwood (North West)  
**Near** Henri Jarry  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2000
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	45.11 X 48.5 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,600 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2021)
<b>Lot Size</b>	86.10 X 110 ft	<b>File Number</b>	
<b>Lot Area</b>	8,673.56 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1418860	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2023	<b>Municipal</b>	\$8,491 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$503,600	<b>School</b>	\$1,149 (2023)	<b>Electricity</b>	
<b>Building</b>	\$901,000	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,404,600 (120.96%)	<b>Total</b>	\$9,640	<b>Total</b>	

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13 X 18 ft	Wood		
GF	Dining room	12.6 X 13 ft	Wood		
GF	Kitchen	12 X 11.6 ft	Ceramic		
GF	Dinette	15.11 X 15.4 ft	Ceramic		
GF	Family room	16 X 17 ft	Wood	Fireplace-Stove.	
GF	Laundry room	11.9 X 7 ft	Ceramic		
2	Primary bedroom	15.6 X 17 ft	Wood	+ ensuite & walk-in	
2	Bedroom	15 X 12 ft	Wood		
2	Bedroom	13.6 X 12 ft	Wood		
2	Bedroom	13.6 X 11.6 ft	Wood		
BA1	Playroom	43.3 X 22.2 ft	Laminate floor		
BA1	Bedroom	15.9 X 13.3 ft	Laminate floor	+ ensuite	

BA1	Storage	23.4 X 10.8 ft	Concrete
<b>Features</b>			
<b>Sewage System</b>	Municipality		<b>Rented Equip. (monthly)</b>
<b>Water Supply</b>	Municipality		<b>Renovations</b>
<b>Foundation</b>	Poured concrete		<b>Pool</b>
<b>Roofing</b>	Asphalt shingles		Inground
<b>Siding</b>	Brick, Stone		<b>Parkg (total)</b>
			Driveway (4), Garage (2)
			<b>Driveway</b>
			Double width or more, Paving stone
<b>Windows</b>			<b>Garage</b>
<b>Window Type</b>			Built-in, Double width or more
<b>Energy/Heating</b>	Electricity		<b>Carport</b>
<b>Heating System</b>	Forced air		<b>Lot</b>
<b>Basement</b>	6 feet and more, Finished basement		Fenced, Landscaped
<b>Bathroom</b>	Ensuite bathroom, Separate shower		<b>Topography</b>
<b>Washer/Dryer (installation)</b>	laundry room (1st level/Ground floor)		<b>Distinctive Features</b>
<b>Fireplace-Stove</b>	Wood fireplace		<b>Water (access)</b>
			<b>View</b>
			<b>Proximity</b>
			Commuter train, Elementary school, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM)
<b>Kitchen Cabinets</b>			<b>Building's Distinctive Features</b>
<b>Equipment/Services</b>	Air exchange system, Central vacuum cleaner system installation, Central heat pump		<b>Energy efficiency</b>
<b>Restrictions/Permissions</b>			<b>Mobility impaired accessible</b>

### Inclusions

All kitchen appliances as installed

### Exclusions

Washer & dryer

### Broker - Remarks

Welcome to 320 James-Shaw, a custom built Luciano Grilli home in the most exclusive pocket of Beaconsfield's Sherwood neighbourhood. This pristine and executive home offers 2600 sf of living space with 4+1 bedrooms and 3+1 bathrooms. Enjoy the heated salt-water in-ground pool and landscaped patio in the large west facing backyard. Located just steps away from Angell Woods and quick access to both highways 20 & 40.

### Addendum

Upon entrance, you are immediately charmed by the large vestibule and grand foyer with 16 foot ceilings and beautiful curved staircase. Throughout the home you will find immaculate hardwood floors.

The fenestrated living room is flooded with light and truly breathtaking. Open to the formal dining room with french doors to the spacious kitchen/dinette area. The kitchen offers wood cabinetry with ample storage, and a granite countertop. Dinette with patio doors to the beautiful backyard. This area of the home also offers a cozy sunken family room. Main floor powder room and separate laundry room with access to the two car garage.

The second floor offers an executive primary suite with a large ensuite bathroom and walk-in closet. You will also find three other generously sized bedrooms and a family bathroom.

The basement is surprisingly large with a playroom and bedroom with its own ensuite bathroom. The basement is conveniently accessible by the two car garage. This set up is ideal for guests, in-laws or a live-in nanny.

Don't miss the opportunity to own this beautifully maintained home in Beaconsfield!

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-34924

**Source**

IMMEUBLES DEAKIN REALTY, 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.