



Yvon Laliberté, Certified Residential and Commercial Real Estate Broker
FUTUR IMMO
 Real Estate Agency
 684, Ch. du Bord de l'Eau
 Sainte-Dorothée (QC) H7X 1V6
<http://www.futurimmo.ca>

514-239-5470 / 514-824-6262

yvon@futurimmo.ca



Centris No. 16943658 (Active)



\$279,000

1345 Mtée de Montcalm
Lac-des-Seize-Îles
J0T 2M0

Region Laurentides

Neighbourhood

Near

Body of Water lac des Seize-Îles

Property Type	Bungalow	Year Built	Unknown
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	21.11 X 28.3 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2009)
Lot Size	402.7 X 233.7 ft irr	File Number	
Lot Area	66,198.02 sqft	Occupancy	According to the leases
Cadastre	5728229	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$1,075 (2023)	Common Exp.	
Lot		School	\$41 (2023)	Electricity	
Building		Infrastructure		Oil	
		Water		Gas	
Total	\$110,100 (253.41%)	Total	\$1,116	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GL	Veranda	12.10 X 7.5 ft	plywood	heated	
GL	Kitchen	12.3 X 8.3 ft	Wood	dining area	
GL	Living room	12.3 X 11.10 ft	Wood	wild cherry	
GL	Bedroom	7.9 X 7.7 ft	Wood	wild cherry	
GL	Primary bedroom	10.10 X 12 ft	Wood	wild cherry	
GL	Bathroom	7.2 X 7.4 ft	Wood	washing room	
Additional Space		Size			
Porch		16 X 16 ft			

Features	
Sewage System	Septic tank, Sanitary easement
Rented Equip. (monthly)	

Water Supply	Private aqueduct, Shallow well, Drawing easement	Renovations	
Foundation	Stone	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2)
Siding	Vinyl	Driveway	Unpaved, Parking space easement
Windows	PVC, Wood	Garage	
Window Type	Guillotine, Sliding	Carport	
Energy/Heating	Electricity	Lot	Landscaped, Wooded
Heating System	Electric baseboard units	Topography	Sloped, Steep
Basement	Crawl space	Distinctive Features	No rear neighbours
Bathroom		Water (access)	Access (Lake), Navigable
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Alpine skiing, Bicycle path, Cross-country skiing, Park
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services		Energy efficiency	
Restrictions/Permissions	Short-term rentals not allowed, Animals allowed	Mobility impaired accessible	

Inclusions

Exclusions

Tenants' effects and furniture

Broker - Remarks

Included in this sale the building of 1359 Montée de Montcalm, cadastre 5708230, centris 15331507. The residents of the municipality of Lac-des-Seize-Iles have access to Lake Des-Seize-Iles. Consult the document 'Gestion-des-marinas-2022-03-Final.pdf available on the website WEB <https://www.lac-des-seize-iles.com/download/gestion-des-marinas/> an-dor the urban planning department of the municipality. The house is rented with annual lease. Short-term rental is prohibited. Showing on accepted PP.

Addendum

Included in this sale the building of 1359 Montée de Montcalm, cadastre 5708230, centris 15331507.

Charming well maintained house

- Wood stove
- Great gallery
- Shed
- On the mountainside
- Access to Lake of des Seiza-Iles.
- Near Saint-Sauveur and Mont-Tremblant.
- Currently rented at \$825/month

Charming little house with huge balcony located within walking distance of the picturesque village of Lac-des-Seize-Iles and its huge lake with public beach and boat landing. Beautiful wooded land in the mountains for adventurers. There is even a small cliff on the grounds; Real eagle's nest with incredible views of the area. Located directly from Route 364 and 20 minutes from Saint-Sauveur. The cycle path (Aerobic Corridor) of more than 40km is located at the bottom of the coast in the village. Close to downhill ski centers.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-00518

The deeds are in the seller's possession since 2011

Source

FUTUR IMMO, 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



Kitchen



Dinette



Living room



Laundry room



Primary bedroom



Primary bedroom



Bedroom



Veranda



Back facade



View



View



View



Exterior



View



View



Exterior



Other



Back facade