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**Centris No.** 16943658 (Active)



**\$114,500**

**1345 Mtée de Montcalm**

**Lac-des-Seize-Îles**

**J0T 2M0**

**Region** Laurentides

**Neighbourhood**

**Near**

**Body of Water** lac des Seize-Iles

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

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$1,075 (2023)	<b>Common Exp.</b>	
<b>Lot</b>		<b>School</b>	\$41 (2023)	<b>Electricity</b>	
<b>Building</b>		<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$110,100 (104.00%)	<b>Total</b>	\$1,116	<b>Total</b>	

### Room(s) and Additional Space(s)

<b>No. of Rooms</b>		<b>No. of Bedrooms (above ground + basement)</b>		<b>No. of Bathrooms and Powder Rooms</b>	
6		2+0		1+0	
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
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	
<b>Additional Space</b>		<b>Size</b>			
Porch		16 X 16 ft			

### Features

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

## Inclusions

## Exclusions

Tenants' effects and furniture

## Broker - Remarks

The buyer must also buy the building at 1345 Montée de Montcalm, cadastre 5708229, centris 16943658. 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. Showing on accepted PP.

## Addendum

The buyer must also buy the building at 1345 Montée de Montcalm, cadastre 5708229, centris 16943658.

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 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**