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Centris No. 15331507 (Active)



\$279,000

**1359 Mtée de Montcalm
 Lac-des-Seize-Îles
 J0T 2V0**

Region Laurentides
Neighbourhood
Near Chemin du ruisseau
Body of Water lac-des-Seize-iles

Property Type	Bungalow	Year Built	Unknown
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	30.5 X 24.5 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2004)
Lot Size	245.11 X 65 ft irr	File Number	
Lot Area	15,504.33 sqft	Occupancy	According to the leases
Cadastre	5708230	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$709 (2023)	Common Exp.	
Lot	\$3,400	School	\$41 (2022)	Electricity	
Building	\$76,000	Infrastructure		Oil	
		Water		Gas	
				Snow removal	\$638
Total	\$79,400 (351.39%)	Total	\$750	Total	\$638

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GL	Kitchen	13.2 X 12.9 ft	Laminate floor	Dining room	
GL	Living room	16 X 13 ft	Parquetry	Fireplace-Stove. Wood stove	
GL	Bedroom	10.7 X 9.10 ft	Laminate floor	Washing room	
GL	Primary bedroom	10.7 X 9.10 ft	Laminate floor		
GF	Bathroom	5 X 7.3 ft	Laminate floor		
	Additional Space		Size		
	Porch		26 X 14 ft irr		
	Porch		30 X 5.9 ft		
	Shed		12 X 8 ft		

Features	
Sewage System	Septic tank
Rented Equip. (monthly)	

Water Supply	Private aqueduct, Shallow well, Drawing easement	Renovations	
Foundation	Stone	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2)
Siding	Wood, paint	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, Insulated and heated	Distinctive Features	No rear neighbours
Bathroom		Water (access)	Access (Lake)
Washer/Dryer (installation)	Bedroom (1st level/Ground floor)	View	
Fireplace-Stove	Wood stove	Proximity	Alpine skiing, Bicycle path, Cross-country skiing, Golf, 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

Tenant's effects and furniture

Broker - Remarks

Included in this sale the building of 1345 Montée de Montcalm, cadastre 5708229, centris 16943658. Part of this property is on the territory of the municipality of Lac-Des-Seize-Iles and the other on the territory of the municipality of Montcalm. 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 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 \$680/month
- Snow removal \$638/year

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-00572

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



Frontage



Kitchen



Living room



Living room



Balcony



Exterior



Other



Exterior



Exterior



View