



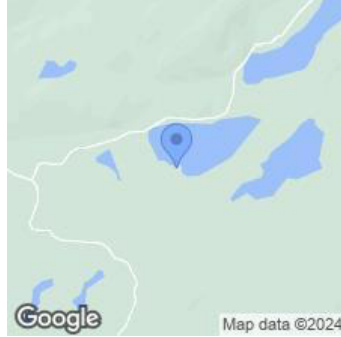
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**Centris No.** 12514367 (Active)



**\$1,100,000**

**279 Ch. du Lac-Verdure N.  
 Montcalm  
 J8C 2Z7**

**Region** Laurentides  
**Neighbourhood**  
**Near** Desjardins  
**Body of Water** Lac Verdure

<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>	40 X 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 (2024)
<b>Lot Size</b>	310 X 160 ft irr	<b>File Number</b>	
<b>Lot Area</b>	20,955 sqft	<b>Occupancy</b>	33 days PP/PR Accepted
<b>Cadastre</b>	6623837	<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>	2024	<b>Municipal</b>	\$1 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$1	<b>School</b>	\$1 (2024)	<b>Electricity</b>	
<b>Building</b>	\$1	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$2 (55,000,000.00%)	<b>Total</b>	\$2	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>12</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>2+1</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>2+0</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Kitchen	15.2 X 14.11 ft	Wood	Water view	
GF	Dining room	14.5 X 8.6 ft	Wood	Water view	
GF	Living room	15.8 X 14.5 ft irr	Wood	Fireplace-Stove. 16-Foot ceiling / Water view	
GF	Bathroom	7.5 X 7.2 ft	Ceramic		
GF	Primary bedroom	12.1 X 10.8 ft	Wood		
GF	Office	9.9 X 8.2 ft	Wood	Or bedroom	
2	Mezzanine	10.7 X 9.2 ft	Wood		
2	Bedroom	10.8 X 10.10 ft	Wood		
GL	Family room	28.4 X 22.4 ft	Laminate floor	Ceiling 8.5 ft / Water view	
GL	Bathroom	10.10 X 9.7 ft	Ceramic	+ Washing room	
GL	Bedroom	14.3 X 11.2 ft	Vinyl		

GL	Mechanical room	6.8 X 4.2 ft	Laminate floor
<b>Additional Space</b>			<b>Size</b>
Terrace			38.10 X 13.10 ft
Fire corner			
Beach			

<b>Features</b>			
<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Lake water	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (6)
<b>Siding</b>	Pressed fibre, Wood	<b>Driveway</b>	Unpaved
<b>Windows</b>	PVC, Wood	<b>Garage</b>	
<b>Window Type</b>	Casement, French door	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Landscaped, Wooded
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	Flat
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Distinctive Features</b>	Cul-de-sac, No rear neighbours
<b>Bathroom</b>	Separate shower	<b>Water (access)</b>	Waterfront (Lake), Non navigable
<b>Washer/Dryer (installation)</b>	Bathroom (Other)	<b>View</b>	Panoramic, View of the mountain, View of the water
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Alpine skiing, Cross-country skiing, Park
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>		<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

<b>Inclusions</b>
All appliances, hot tub and most furniture. (To be discussed)

<b>Exclusions</b>
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<b>Remarks</b>
Spectacular renovated waterfront located in a breathtaking setting overlooking mountains and Lac Verdure !! Private 160ft of water frontage! As soon as you arrive, you will understand the scale and rarity of this real estate. This is a flat lot on a peninsula with your own private beach. Hot tub overlooking the lake. All furniture and appliances included in the sale! Just move in and relax in paradise! Don't miss this incredible opportunity! Possibility to buy the cottage next door. (see 281 Lac Verdure, Centris #23046215). Perfect intergenerational setup for multiple families and friends.

<b>Addendum</b>
Short term rental less than 30 days is not allowed.
Open concept ground floor which includes the kitchen, dining room and living room.
Living room features a fireplace, 16 foot ceilings and beautiful water views.
A patio door in the kitchen and a second in the living room give you access to the terrace .
This floor is completed with the master bedroom, a second bedroom currently converted into an office and a bathroom .
Upstairs:
A closed bedroom plus a mezzanine with view of the lake .
The downstairs features a new full height family room, office, storage and laundry room.
Extensive renovations done in 2022-23: House was lifted and a new foundation and basement were added. New kitchen, floors, main floor bathroom redone, new bathroom/laundry room added to the basement. All new exterior and interior doors and moldings. New decks and landscaping.
Although this cottage is located in Montcalm, it is few minutes from the limits of Saint-Faustin / Lac-Carré and about thirty minutes from Mont-Tremblant or Ste-Agathe des Monts. In the exceptional era we are living in today, people want to get away from the city and find themselves in the middle of nature. This property will become your new vacation destination! Tons of

happy moments await you.

**Sale with legal warranty of quality**

**Seller's Declaration**

Yes SD-30410

In compliance with environmental protection laws

**Source**

ROYAL LEPAGE HUMANIA TL, Real Estate Agency  
IMMEUBLES MTL / MTL 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.



Aerial photo



Back facade



Aerial photo



Aerial photo



Aerial photo



Overall view



Back facade



Waterfront



Waterfront



Waterfront



Frontage



Frontage



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Living room



Living room



Living room



Primary bedroom



Bathroom