



Justin Lachapelle, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES MTL / MTL REALTY
 Real Estate Agency
 2835, pl. Winner
 Saint-Lazare (QC) J7T 2B1
<http://www.immeubles-mtl.com>

514-234-1275

justin@immeubles-mtl.com



Centris No. 27546951 (Active)



\$749,000

310 Ch. du Lac-Forget
Mont-Tremblant
J8E 2J3

Region Laurentides
Neighbourhood Saint-Jovite
Near Ch Lac Travers
Body of Water Lac Forget

Property Type	Two or more storey	Year Built	1965
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	24 X 20 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2019)
Lot Size	118 X 196 ft irr	File Number	
Lot Area	17,684 sqft	Occupancy	33 days PP/PR Accepted
Cadastre	4649055	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$2,281 (2022)	Common Exp.	
Lot	\$288,600	School	\$280 (2022)	Electricity	
Building	\$243,100	Infrastructure		Oil	
		Water		Gas	
Total	\$531,700 (140.87%)	Total	\$2,561	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	2+1	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	16 X 8 ft	Wood		
GF	Living room	11 X 11 ft	Wood	Fireplace-Stove. Wood	
GF	Bathroom	7 X 4 ft	Ceramic		
2	Primary bedroom	13 X 10 ft	Wood		
2	Bedroom	9 X 7 ft	Wood		
BA1	Family room	13 X 10 ft	Vinyl		
BA1	Bedroom	9 X 7 ft	Vinyl		
BA1	Laundry room	7 X 5 ft	Ceramic		
Additional Space			Size		
	Shed		12 X 12 ft		

Features

Sewage System	Ecoflow
Water Supply	Lake water
Foundation	
Roofing	Asphalt shingles
Siding	
Windows	
Window Type	
Energy/Heating	Electricity
Heating System	Electric baseboard units
Basement	6 feet and more, Finished basement, Outdoor entrance
Bathroom	
Washer/Dryer (installation)	Laundry room (Basement 1)
Fireplace-Stove	Wood fireplace
Kitchen Cabinets	Wood
Equipment/Services	UV water filter
Restrictions/Permissions	

Rented Equip. (monthly)

Renovations

Pool	
Parkg (total)	Driveway (4)
Driveway	Asphalt
Garage	
Carport	
Lot	Wooded

Topography

Distinctive Features

Water (access)

View

Proximity

Building's Distinctive Features

Energy efficiency

Mobility impaired accessible

Waterfront (Lake), Non navigable
Panoramic, View of the mountain,
View of the water
Alpine skiing, Bicycle path,
Cross-country skiing, Golf

Inclusions

Hot tub, Fridge, Bosch drawer microwave, washer & dryer. Most furniture included. (to be discussed)

Exclusions

Broker - Remarks

Absolute move-in condition waterfront on Lac Forget with 118 ft lake frontage. Extensively renovated and decorated Swiss chalet with high end furnishings and appliances. Walk-out basement with hot tub overlooking lake. Only 10 minutes from Mont Tremblant village/skiing. Great location on traffic free cul-de-sac. Flexible occupancy. See renovation list below.

Addendum

Over \$225,000 in renos between 2020 and 2022:
Custom kitchen including Quartz countertops + appliances
Bathroom + plumbing
Exterior doors and windows
Pine floors on main level
2 decks + stairs + railings (Main level and walk out basement)
Dock
Hot tub
Septic system (Ecoflow)
Roof
Water system from lake
Plumbing / UV Filtration System
Retaining wall in backyard
Shed
Electrical wiring and Panel (upgrade to 200 AMPS)
Interior Paint & Plastering
Baseboard heaters
Water heater
Propane installation + tank (owned)
Entire interior house painted
Exterior trim painted
Custom Roman Bamboo Window Coverings
Vinyl floor in downstairs family room and bedroom.
Ceramic floor in laundry room.

Quality furnishings / Décor / Dishes / Linens

The property has a right of way to the lake, which is for the vacant lot across the street. It is to the left of the property and by foot only. Nothing can be left on the land or at the waterfront. #25182215. See certificate of location.

Fireplace and chimney are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Sale with legal warranty

Seller's Declaration

Yes SD-15582

In compliance with environmental protection laws

Source

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.



Frontage



Back facade



Aerial photo



Aerial photo



Hot tub



Waterfront



Living room



Living room



Living room



Kitchen



Living room



Living room



Bathroom



Primary bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Other



Other



Other



Other



Aerial photo



Waterfront