



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. 12539075 (Active)



\$2,100,000

279-281 Ch. du Lac-Verdure N.
Montcalm
J8C 2Z7

Region Laurentides
Neighbourhood
Near Desjardins
Body of Water Lac Verdure

Property Type	Two or more storey	Year Built	1983
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	40 X ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2023)
Lot Size	400 X ft irr	File Number	
Lot Area	53,685 sqft	Occupancy	33 days PP/PR Accepted
Cadastre	5864925	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$4,663 (2023)	Common Exp.	
Lot	\$76,900	School	\$569 (2023)	Electricity	
Building	\$532,700	Infrastructure		Oil	
		Water		Gas	
Total	\$609,600 (344.49%)	Total	\$5,232	Total	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
26	4+2		4+1	
Level	Room	Size	Floor Covering	Additional Information
GF	279 - Kitchen	15.2 X 14.11 ft	Wood	Water view
GF	279 - Dining room	14.5 X 8.6 ft	Wood	Water view
GF	279 - Living room	15.8 X 14.5 ft irr	Wood	Fireplace-Stove. 16-Foot ceiling / Water view
GF	279 -Bathroom	7.5 X 7.2 ft	Ceramic	
GF	279- Master bedroom	12.1 X 10.8 ft	Wood	
GF	279 - Office	9.9 X 8.2 ft	Wood	Or bedroom
2	Mezzanine	10.7 X 9.2 ft	Wood	
2	279 - Bedroom	10.8 X 10.10 ft	Wood	
GL	279 - Family room	28.4 X 22.4 ft	Laminate floor	Ceiling 8.5 ft / Water view
GL	279- Bathroom	10.10 X 9.7 ft	Ceramic	+ Washing room
GL	279 - Bedroom	14.3 X 11.2 ft	Vinyl	

GL	279 - Mechanical room	6.8 X 4.2 ft	Laminate floor	
GF	281 - Kitchen	17.10 X 14.4 ft	Wood	Ceiling 13,1 ft
GF	281 - Mudroom	5.3 X 4.3 ft	Wood	Pantry
GF	281- Dining room	15.6 X 8.9 ft	Wood	
GF	281- Living room	15.11 X 14.7 ft	Wood	Fireplace-Stove. Ceiling 17-ft
GF	281- Office	10.11 X 6.8 ft	Wood	
GF	281 - Master bedroom	12.1 X 11.1 ft	Wood	
GF	281- Bathroom	11 X 8.2 ft irr	Ceramic	
2	281- Mezzanine	12.7 X 6.8 ft irr	Wood	
2	281 - Bedroom	12.1 X 14.10 ft irr	Wood	
2	281 - Powder room	4 X 8.7 ft	Ceramic	Adjoining the bedroom
GL	281 - Family room	22.11 X 18.11 ft irr	Vinyl	Fireplace-Stove. View / Terrace access
GL	281 - Bedroom	15.11 X 10.6 ft	Vinyl	
GL	281 - Bathroom	10.11 X 10.6 ft irr	Ceramic	Washing room
GL	281 - Boudoir	13.2 X 12.9 ft	Vinyl	Spa access
Additional Space			Size	
279 - Terrace			38.10 X 13.10 ft	
279 - Fire corner				
279 - Beach				
281 - Terrace			31 X 10 ft irr	
281 - Terrace garden level				
281 - Dock				
281 - Shed				

Features

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

Inclusions

Appliances and furniture included in the sale. (Details to be discussed)

Exclusions

Remarks

Two beautifully renovated waterfronts located in a breathtaking setting overlooking mountains and Lac Verdure !! Private 400ft of water frontage on a landscaped 56,000sf lot! 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 a magnificent beach and large dock. Both cottages have hot tubs overlooking the lake. Perfect intergenerational setup for multiple families and friends. All appliances and furniture included in the sale. Just move in and relax in paradise! Don't miss this incredible opportunity!!!

Addendum

279 CH. DU LAC-VERDURE N:

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 was put in. New kitchen, floors, main floor bathroom redone, new bathroom/laundry room added to basement. All new exterior and interior doors and moldings. New decks, and landscaping done.

281 CH. DU LAC-VERDURE N:

Open concept ground floor which includes the kitchen, dining room and living room.

Kitchen with a large island.

Living room features a wood fireplace, 17 foot ceilings and stunning views of the lake.

The ground floor is completed with 2 bedrooms (including the master bedroom) and a bathroom.

Upstairs:

A closed room inside including a small powder room.

A mezzanine with lake views.

The downstairs features a family room, a bedroom and an amazing bar/lounge that leads to the hot tub, deck and dock.

Extensive renovations done in 2022-23: New kitchen, new walk-in pantry/closet added off main entrance, all new bathrooms, office space added on the main floor, new hardwood flooring on main and upper level. Luxury vinyl added to the basement floor.. New moldings and interior doors. Added a bedroom in the basement, added a full bathroom and laundry room in the basement, as well as a bar area. New utility room in basement. New decks and glass railings installed. Stairs to the lake redone. Dock resurfaced. New 14ft x 10ft shed added to the property. New water system added in 2022.

Although these cottages are located in Montcalm, they are 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



Aerial photo



Aerial photo



Waterfront



Aerial photo



Back facade



Frontage



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Dining room



Living room



Living room



Living room



Living room



Primary bedroom



Bathroom



Bathroom



Office