



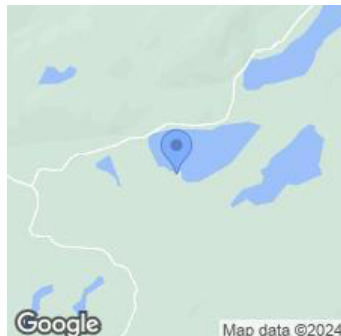
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**Centris No.** 12539075 **(Active)**



**\$2,100,000**

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

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

<b>Property Type</b>	Two or more storey
<b>Building Type</b>	Detached
<b>Intergenerational</b>	
<b>Building Size</b>	40 X ft irr
<b>Living Area</b>	
<b>Building Area</b>	
<b>Lot Size</b>	400 X ft irr
<b>Lot Area</b>	53,685 sqft
<b>Cadastre</b>	5864925
<b>Zoning</b>	Residential

<b>Year Built</b>	1983
<b>Expected Delivery Date</b>	
<b>Seasonal</b>	
<b>Reposess./Judicial auth.</b>	No
<b>Trade possible</b>	
<b>Cert. of Loc.</b>	Yes (2023)
<b>File Number</b>	
<b>Occupancy</b>	33 days PP/PR
	Accepted
<b>Deed of Sale Signature</b>	30 days PP/PR
	Accepted

### Municipal Assessment

<b>Year</b>	2019
<b>Lot</b>	\$76,900
<b>Building</b>	\$532,700

### Taxes (annual)

<b>Municipal</b>	\$4,663 (2023)
<b>School</b>	\$569 (2023)
<b>Infrastructure</b>	
<b>Water</b>	

### Expenses/Energy (annual)

<b>Common Exp.</b>	
<b>Electricity</b>	
<b>Oil</b>	
<b>Gas</b>	

<b>Total</b>	\$609,600 (344.49%)	<b>Total</b>	\$5,232	<b>Total</b>	
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### Room(s) and Additional Space(s)

<b>No. of Rooms</b>	26	<b>No. of Bedrooms (above ground + basement)</b>	4+2	<b>No. of Bathrooms and Powder Rooms</b>	4+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
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
<b>Additional Space</b>			<b>Size</b>	
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**

<b>Sewage System</b>	Disposal field, 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, Jackrabbit 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>			

**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



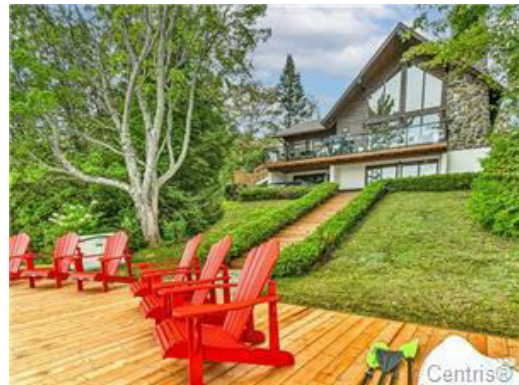
Aerial photo



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