



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. 21231919 (Active)



\$2,500/month X 2 month(s)

**289 3e Rue
 Saint-Zotique
 J0P 1Z0**

Region Montérégie
Neighbourhood
Near 72nd
Body of Water Lac St-François

Property Type	Bungalow	Year Built	
Building Type	Detached	Expected Delivery Date	
Intergenerational	Yes	Seasonal	
Building Size	32 X 24 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	120 X 90 ft irr	File Number	
Lot Area	6,865 sqft	Occupancy	2022-10-01
Cadastre	1686257	Deed of Sale Signature	
Zoning	Residential		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Common Exp.
Lot	School	Electricity
Building	Infrastructure	Oil
	Water	Gas
Total	Total	Total

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+0
Included in Lease	Water taxes, Internet (Wifi), cable TV (Videotron), Furnished, Snow removal, Lawn				
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.8 X 12 ft	Wood	Fireplace-Stove.	
GF	Kitchen	10 X 10 ft	Wood		
GF	Dinette	8 X 8 ft	Wood		
GF	Primary bedroom	11.8 X 11 ft	Wood	Walk in	
GF	Bedroom	11 X 10 ft	Wood		
GF	Bathroom	8 X 5 ft	Ceramic	Heated floor	
GF	Walk-in closet	7.2 X 4.2 ft	Wood		
GF	Closed vestibule	5 X 3.9 ft	Ceramic		
Additional Space		Size			
Guest cabin		15 X 10 ft			

Room(s) and Additional Space(s) - Intergenerational

No. of Rooms	1	No. of Bedrooms (above ground + basement)	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Guest cabin	15 X 10 ft	Wood	Fireplace-Stove. Futon	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3), Carport (1)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	Attached
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	Flat
Basement		Distinctive Features	Cul-de-sac, Furnished
Bathroom		Water (access)	Waterfront (Canal), Navigable
Washer/Dryer (installation)		View	Panoramic, View of the water
Fireplace-Stove	Wood stove, Fireplace - Other: Electric	Proximity	
Kitchen Cabinets		Building's Distinctive Features	Intergenerational - Other
Equipment/Services		Energy efficiency	
Restrictions/Permissions	Smoking not allowed, Short-term rentals allowed, Animals not allowed		

Inclusions

Cable TV (Videotron), internet (Wifi), printer/scanner, 9 appliances, private parking for 3 cars, carport + snow removal.

Exclusions

Hydro/electricity (heat); approx \$1400 for 7 months from October to April. Beddings to be discussed.

Broker - Remarks

*** SHORT TERM FURNISHED WATERFRONT + GUEST CABIN *** Monthly rental from October to May. Includes a renovated 2 bedroom, 800sf main house, plus a 150sf 4 season guest cabin with futon (double bed). Both are located directly on a 120ft canal front leading to Lake St-Francis (St-Lawrence River) and each have their own bathroom, kitchen + hardwood floors. Main house features granite counters, wood stove, heated floors in bathroom, washer/dryer + walk-in closet off the master bedroom. Guest cabin also has an electric fireplace. No pets, no smoking, no Airbnb. Security deposit required.

Addendum

Located in St-Zotique, 35 minutes west of Dorval (Trudeau) airport and 45 minutes west of downtown Montreal. Two blocks from mini grocery store + gas station. Quick access off highway 20 (401). Steps from the renowned St-Zotique beach.

Enjoy snowmobiling, snowshoeing, ice fishing, skating and cross country skiing right from your backyard.

Seller's Declaration

No

In compliance with environmental protection laws

Source

IMMEUBLES MTL / MTL REALTY, Real Estate Agency



Waterfront



Frontage



Waterfront



Waterfront



Waterfront



Waterfront



Waterfront



Waterfront



Waterfront



Waterfront



Backyard



Backyard



Backyard



Backyard



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dinette



Dinette



Living room



Living room