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Centris No. 25698256 (Active)



\$4,500/month

**279 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	2000
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	115 X ft irr	File Number	
Lot Area	21,072 sqft	Occupancy	According to the leases
Cadastre	5864925	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		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms
13		2+1		2+0
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	

Additional Space 279 - Terrace 279 - Fire corner 279 - Beach	Size 38.10 X 13.10 ft
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Features		Rented Equip. (monthly)
Sewage System	Disposal field, Septic tank	Renovations
Water Supply	Lake water	Pool
Foundation	Poured concrete	Parkg (total)
Roofing	Asphalt shingles	Driveway
Siding	Pressed fibre, Wood	Driveway (6) Unpaved
Windows	PVC, Wood	Garage
Window Type	Casement, French door	Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Landscaped, Wooded
Basement	6 feet and more, Finished basement, Outdoor entrance	Topography
Bathroom	Separate shower	Flat
Washer/Dryer (installation)	Bathroom (Other)	Distinctive Features
Fireplace-Stove	Wood fireplace	Cul-de-sac, No rear neighbours
Kitchen Cabinets		Water (access)
Property/Unit Amenity		View
Restrictions/Permissions		Waterfront (Lake), Non navigable Panoramic, View of the mountain, View of the water
Pets		Proximity
		Alpine skiing, Cross-country skiing, Park
		Building's Distinctive Features
		Energy efficiency
		Mobility impaired accessible

Inclusions
Rental includes appliances and furniture. (Details to be discussed)

Exclusions

Remarks
Spectacular renovated waterfront located in a breathtaking setting overlooking mountains and Lac Verdure !! Private 115ft 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 a magnificent beach. Hot tub overlooking the lake. All appliances and furniture included in the rent. Just move in and relax in paradise! Don't miss this incredible opportunity! Possibility to rent both cottages (see 281 Lac Verdure, Centris #9118262) . Perfect intergenerational setup for multiple families and friends.

Addendum
Short term rental less than 30 days is not allowed. Duration of lease to be discussed.

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.

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.

Seller's Declaration

No

In compliance with environmental protection laws

Source

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



Aerial photo



Back facade



Aerial photo



Aerial photo



Aerial photo



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



Bathroom