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**Centris No.** 9048982 (Active)



**\$499,000**

**4033 Ch. Plaisance  
 Sainte-Julienne  
 J0K 2T0**

**Region** Lanaudière

**Neighbourhood**

**Near**

**Body of Water** Lac Duplessis

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1980
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	34.2 X 25.7 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2018)
<b>Lot Size</b>	104.6 X 138 ft irr	<b>File Number</b>	
<b>Lot Area</b>	12,937 sqft	<b>Occupancy</b>	33 days PP/PR Accepted
<b>Cadastre</b>	3440970	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$2,617 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$21,400	<b>School</b>	\$221 (2023)	<b>Electricity</b>	
<b>Building</b>	\$239,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$261,300 (190.97%)	<b>Total</b>	\$2,838	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>				
<b>No. of Rooms</b>	<b>No. of Bedrooms (above ground + basement)</b>		<b>No. of Bathrooms and Powder Rooms</b>	
9	6+0		2+0	
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	15.5 X 12.5 ft	Wood	Fireplace-Stove.
GF	Dining room	12.7 X 11.1 ft	Ceramic	Heated floors
GF	Kitchen	22.7 X 9.7 ft	Ceramic	
GF	Bedroom	11 X 10.2 ft	Laminate floor	
GF	Bedroom	12.7 X 8.9 ft	Laminate floor	
GF	Bedroom	10.4 X 9.11 ft	Laminate floor	
GF	Bathroom	9.9 X 6.11 ft	Ceramic	
2	Primary bedroom	16 X 11.6 ft		
2	Bedroom	14.6 X 12.6 ft		
2	Walk-in closet	6.4 X 6.1 ft		
2	Bedroom	15.11 X 11.1 ft		
2	Bathroom	6.3 X 5.9 ft		

## Features

<b>Sewage System</b>	BIONEST system	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Artesian well	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	Above-ground
<b>Roofing</b>		<b>Parkg (total)</b>	Driveway (2)
<b>Siding</b>		<b>Driveway</b>	Unpaved
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>		<b>Lot</b>	Wooded
<b>Heating System</b>		<b>Topography</b>	
<b>Basement</b>	Unfinished	<b>Distinctive Features</b>	Cul-de-sac, No rear neighbours
<b>Bathroom</b>		<b>Water (access)</b>	Waterfront (Lake), Non navigable
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Downtown St-Calixte
<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

Stove, fridge (2023), washer, dryer, dishwasher, blinds, curtains, central vac + accessories, dehumidifier (empty), downstairs freezer, dock.

## Exclusions

## Remarks

Charming waterfront Canadiana with 138ft shoreline on Lac Duplessis! 6 bedrooms, 2 bathrooms, wood fireplace, heated floors in dining room, above ground pool, cul-de-sac, 10 minutes (7km) from downtown St-Calixte. Quiet lake (no motor boats).

## Addendum

Renovations:

- Pool liner (2023)
- Interior painted (2021)
- Bathroom on the 2nd floor (2019-2021)
- Trellis under the deck (2019-2021)
- Outdoor pump for watering (2019-2021)
- Bionest septic installation (2018)
- Main floor bathroom (2017)
- Roof (2015)
- Windows (2012)

Septic installations for 3 bedrooms.

## Sale with legal warranty of quality

### Seller's Declaration

Yes SD-36832

In compliance with environmental protection laws

## Source

RE/MAX CRYSTAL, 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



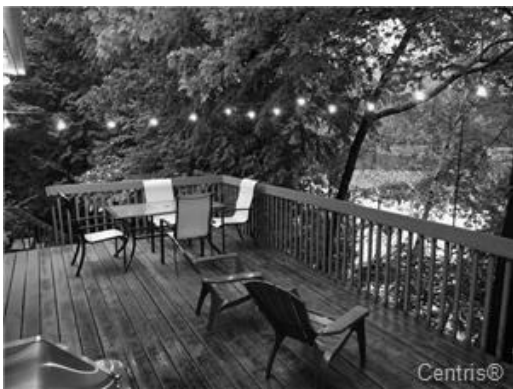
Waterfront



Waterfront



Waterfront



Waterfront



Waterfront



Hall



Living room



Living room



Living room



Living room



Dining room



Dining room



Dining room



**Kitchen**



**Kitchen**



**Kitchen**



**Bedroom**



**Bedroom**



**Bedroom**



**Bathroom**



**Bathroom**