



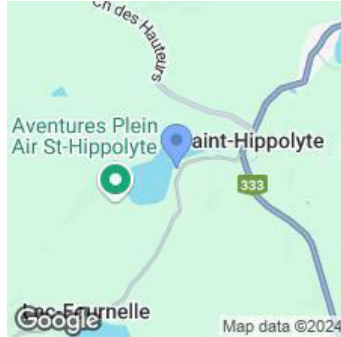
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**Centris No.** 23800247 (Active)



**\$925,000**

**53 Ch. du Lac-Morency  
 Saint-Hippolyte  
 J8A 2N3**

**Region** Laurentides  
**Neighbourhood**  
**Near** Ch des Hauteurs  
**Body of Water** Lac Morency

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1950
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>	Yes	<b>Seasonal</b>	
<b>Building Size</b>	30 X 30 ft	<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>	100 X 145 ft irr	<b>File Number</b>	
<b>Lot Area</b>	13,217 sqft	<b>Occupancy</b>	33 days PP/PR Accepted
<b>Cadastre</b>	2765289	<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>	2022	<b>Municipal</b>	\$3,828 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$126,800	<b>School</b>	\$388 (2024)	<b>Electricity</b>	
<b>Building</b>	\$414,500	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$541,300 (170.88%)	<b>Total</b>	\$4,216	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	3+2	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.1 X 10.10 ft	Wood	Fireplace-Stove. Wood stove	
GF	Kitchen	18.2 X 7.8 ft	Wood		
GF	Dining room	15.1 X 10 ft	Wood		
GF	Bedroom	12.3 X 10.4 ft irr	Wood		
GF	Bathroom	10.3 X 6.7 ft irr	Ceramic	Laundry room	
GF	Hall	6.8 X 6.4 ft	Ceramic		
2	Primary bedroom	18.4 X 15.1 ft irr	Wood		
2	Bedroom	10.9 X 10.5 ft	Wood		
2	Bathroom	16 X 6 ft irr	Ceramic	Heated floor	
2	Den	13.9 X 10.5 ft irr	Wood		
<b>Additional Space</b>	<b>Shed</b>		<b>Size</b>		
			15 X 7.6 ft		

Dock	16 X 10 ft
Balcony	11.6 X 3.8 ft
Deck	35.7 X 26.8 ft irr

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

**No. of Rooms** 4      **No. of Bedrooms (above ground + basement)** 0+2      **No. of Bathrooms and Powder Rooms** 1+0

Level	Room	Size	Floor Covering	Additional Information
GL	Living room	11.8 X 14.1 ft	Heated polished concrete	Fireplace-Stove. Walk out bsmt
GL	Kitchen	12 X 9.10 ft	Heated polished concrete	Walk out bsmt
GL	Bedroom	12.2 X 9.5 ft	Heated polished concrete	Walk out bsmt
GL	Bathroom	7.3 X 4.9 ft	Heated polished concrete	Walk out bsmt
GL	Bedroom	10.5 X 9.5 ft	Heated polished concrete	Gym/office

**Additional Space**  
Deck      **Size**  
33.2 X 5.8 ft

## Features

<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (5)
<b>Siding</b>		<b>Driveway</b>	Unpaved
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Landscaped, Wooded
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	Flat, Sloped
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Distinctive Features</b>	Resort/Cottage
<b>Bathroom</b>	Separate shower	<b>Water (access)</b>	Waterfront (Lake), Non navigable
<b>Washer/Dryer (installation)</b>	Bathroom (1st level/Ground floor)	<b>View</b>	Panoramic, View of the water
<b>Fireplace-Stove</b>	Wood stove	<b>Proximity</b>	Elementary school, Golf, Park
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	Intergenerational - Basement
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Furnished	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

All appliances and hot tub. 2 veranda heaters.

## Exclusions

## Remarks

Superb property, completely renovated, benefiting from 100 linear feet on the shores of Lac Morency. This turnkey home has it all! It offers 5 bedrooms, 3 bathrooms, heated floors, a spa overlooking the lake, a veranda, a 2nd kitchen in the basement, superb water views from most rooms, a huge terrace overlooking the lake, a relaxing fireplace and an outdoor play area. You'll love discovering the lake on the detachable 16x10 floating dock! 45 minutes from Montreal, 20 minutes from Saint-Sauveur and only 1 minute from services.

## Addendum

The main living area features an open-plan kitchen, dining room and living room. From the kitchen, we have access to the veranda and terrace.

The living room is equipped with a wood-burning stove, perfect for warming up and creating a comfortable atmosphere in colder weather.

This floor is completed by a bedroom and a full bathroom that shares its space with the laundry room.

You're sure to appreciate the built-in speakers on the first floor and in the veranda.

The upper floor offers:

A vast master bedroom with a balcony offering a breathtaking view of the lake .

There's also a boudoir area, a second bedroom, an office space and a magnificent bathroom with steam shower and freestanding bath.

As for the garden level, it's perfect for entertaining guests and/or family!

It offers a second kitchen, a living room, 2 bedrooms and a full bathroom with shower.

The floors are polished and heated concrete.

From this level, you have direct access to a terrace and the lake.

This magnificent residence is available quickly.

Here's a wonderful opportunity to spend this summer by the water.

\* Please note that there are a total of 5 bedrooms, including the 2 bedrooms in the intergenerational basement.

### **Sale with legal warranty of quality**

#### **Seller's Declaration**

Yes SD-45389

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



Aerial photo



Frontage



Exterior



Waterfront



Waterfront



Waterfront



Water view



Patio



Waterfront



Waterfront



Waterfront



Exterior



Other



Kitchen



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen