



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. 27766647 (Active)



\$279,000

**299 3e Rue
 Saint-Zotique
 J0P 1Z0**

Region Montérégie

Neighbourhood

Near

Body of Water Lac St-François

Property Type	Bungalow	Year Built	Unknown
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	46 X 19 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2021)
Lot Size	60 X 90 ft	File Number	
Lot Area	5,400 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1 687 375	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$1,472 (2021)	Common Exp.	
Lot	\$82,800	School	\$160 (2020)	Electricity	
Building	\$43,100	Infrastructure		Oil	
		Water		Gas	
Total	\$125,900	Total	\$1,632	Total	

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14 X 9.3 ft	Wood	Fireplace-Stove.	
GF	Kitchen	9.6 X 9 ft	Linoleum		
GF	Dining room	11.3 X 9.8 ft	Wood		
GF	Master bedroom	11 X 9 ft	Wood		
GF	Bedroom	11 X 7.6 ft	Laminate floor	Laundry	
GF	Solarium/Sunroom	11 X 9 ft	Laminate floor		
	Additional Space		Size		
	Shed		16 X 10 ft		
	Shed		8 X 8 ft		

Features	
Sewage System	Municipality
Rented Equip. (monthly)	

Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3)
Siding		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity, Wood	Lot	
Heating System	Electric baseboard units	Topography	
Basement	Crawl space, Low (less than 6 feet)	Distinctive Features	
Bathroom		Water (access)	Waterfront (Canal), Navigable
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood stove	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	
Restrictions/Permissions			

Inclusions

Microwave, blinds, curtains, window A/C unit, built-in dishwasher, TV in master bedroom, woodstove, outdoor fireplace, 2 cabanas, front entrance cover for winter.

Exclusions

Broker - Remarks

*** Canalfront leading to Lac St-Francois *** Charming renovated mobile home converted into a 4 season bungalow with 2 extensions. Screened in sun room overlooking canal. Move-in condition ... simply dock your boat in your backyard and enjoy! Located on a quiet street & canal with 60ft water frontage. Flexible occupancy.

Addendum

Visits (by appointment only) Saturday, Sunday & Monday from 11:00 to 3:00 (July 3,4,5)

City services ... no septic tank or well to worry about.

Two minutes from renowned St-Zotique beach & boat launch and steps to mini grocery store & gas station.

Seawall will be re-done at vendor's expense during the month of July (Cost of \$9,000)

2nd bedroom is used as laundry area as well.

Home has not been re-assessed since renovations.

Renovations:

2020 Cabanon roof re-shingled
2017 Hot water heater
2015 Kitchen
2015 Roof re-shingled
2013 Hardwood oak floors in LVR, DNR & MBR
2013 Screened in sunroom
2011 Bathroom
2010 Plumbing
2009 Gutters
2008 200 amp panel box
2008 Siding
2008 Insulation: Attic + walls + crawl space
2003 Windows

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-41103

In compliance with environmental protection laws

Source

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.



Frontage



Backyard



Backyard



Backyard



Exterior



Exterior



Solarium/Sunroom



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Living room



Dining room



Living room



Living room



Living room



Bathroom



Bathroom



Master bedroom



Bedroom



Bedroom



Bedroom