



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. 16052283 (Active)



\$599,000

119 56e Avenue
Saint-Zotique
J0P 1Z0

Region Montérégie
Neighbourhood
Near Route 338
Body of Water Lac St-François

Property Type	Bungalow	Year Built	1984
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	52 X 24 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2023)
Lot Size	105 X 101 ft irr	File Number	
Lot Area	9,922 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1685774	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$2,239 (2023)	Common Exp.	
Lot	\$144,100	School	\$195 (2022)	Electricity	
Building	\$167,700	Infrastructure		Oil	
		Water		Gas	
Total	\$311,800 (192.11%)	Total	\$2,434	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	2+2	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	12 X 12 ft	Ceramic	Kitchen + dinette	
GF	Living room	13.5 X 10.11 ft	Wood		
GF	Primary bedroom	11.3 X 11.2 ft	Laminate floor		
GF	Bedroom	10.5 X 9.2 ft	Wood		
BA1	Family room	22.1 X 18.6 ft	Vinyl		
BA1	Bedroom	10.9 X 10.7 ft	Vinyl		
BA1	Bedroom	11 X 8.3 ft	Concrete	Unfinished	
Additional Space			Size		
Garage			23.1 X 19.7 ft		
Shed			12 X 8 ft		
Balcony			12 X 10 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges
Heating System	Electric baseboard units	Topography	Flat
Basement	6 feet and more, Partially finished	Distinctive Features	Cul-de-sac
Bathroom		Water (access)	Waterfront (Canal), Navigable
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	View	Panoramic, View of the water
Fireplace-Stove		Proximity	Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Electric garage door opener, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Exclusions

Broker - Remarks

Canalfront located 3 houses down from Lac St-François! Prime location on million dollar cul de sac with lake views from inside and outside. 105' canal frontage with sunset (west orientation). The kitchen has a 7' wide patio door that leads to balcony with water views (south orientation). Large 9,922sf lot. Spacious 23'x20' attached garage. Double driveway for 4 cars. Air conditioning (wall-mounted heat pump). Irrigation system. Roof + windows (2014). New cedar waterwall (2018). Don't miss this opportunity!!

Addendum

The basement includes a family room, powder room, and two bedrooms (one of the bedrooms is unfinished).
Hardwood floors in living room + one bedroom.

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

Seller's Declaration Yes SD-26279

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



Aerial photo



Waterfront



Waterfront



Waterfront



Waterfront



Balcony



Balcony



Staircase



Living room



Living room



Living room



Living room



Living room



Kitchen



Bathroom



Primary bedroom



Bedroom



Family room



Family room



Bedroom



Bedroom



Powder room



Garage