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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

Property Type	Two or more storey
Building Type	Detached
Intergenerational	
Building Size	34.2 X 25.7 ft irr
Living Area	
Building Area	
Lot Size	104.6 X 138 ft irr
Lot Area	12,937 sqft
Cadastre	3440970
Zoning	Residential

Year Built	1980
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	No
Trade possible	
Cert. of Loc.	Yes (2018)
File Number	
Occupancy	33 days PP/PR Accepted
Deed of Sale Signature	30 days PP/PR Accepted

Municipal Assessment

Year	2024
Lot	\$21,400
Building	\$239,900

Taxes (annual)

Municipal	\$2,617 (2023)
School	\$221 (2023)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	

Total	\$261,300 (190.97%)	Total	\$2,838	Total	
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Room(s) and Additional Space(s)

No. of Rooms	9	No. of Bedrooms (above ground + basement)	6+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
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

Sewage System	BIONEST system	Rented Equip. (monthly)	
Water Supply	Artesian well	Renovations	
Foundation		Pool	Above-ground
Roofing		Parkg (total)	Driveway (2)
Siding		Driveway	Unpaved
Windows		Garage	
Window Type		Carport	
Energy/Heating		Lot	Wooded
Heating System		Topography	
Basement	Unfinished	Distinctive Features	Cul-de-sac, No rear neighbours
Bathroom		Water (access)	Waterfront (Lake), Non navigable
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Downtown St-Calixte
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

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



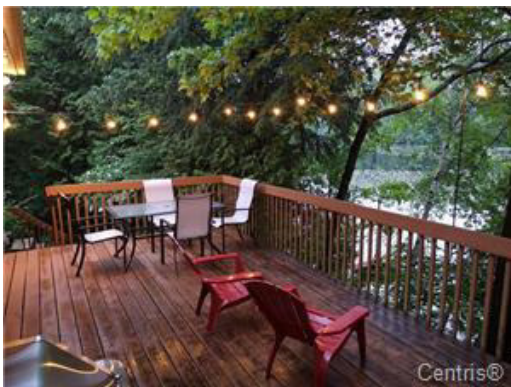
Waterfront



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