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Centris No. 26523570 (Active)



\$599,000 + GST/QST (\$688,700)¹

1Z Ch. de la Fraternité, apt. 110
Lac-Supérieur
J0T 1P0

Region Laurentides

Neighbourhood

Near

Body of Water Lac Supérieur

Property Type	Two or more storey	Year Built	2010
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	23.5 X ft irr	Reposess./Judicial auth.	No
Living Area	1,732.99 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2021)
Lot Size		File Number	
Lot Area	15,999.47 sqft	Occupancy	According to the leases
Cadastre	4755359,4755423	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$5,948 (2024)	Common Exp. (\$246/month)	\$2,952
Lot	\$115,500	School	\$363 (2024)	Electricity	\$2,228
Building	\$282,400	Infrastructure		Oil	
		Water		Gas	
Total	\$397,900 (173.08%)	Total	\$6,311	Total	\$5,180

Room(s) and Additional Space(s)

No. of Rooms	9	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.11 X 16.3 ft	Wood	Fireplace-Stove.	
GF	Dining room	9.3 X 9.11 ft	Wood		
GF	Kitchen	9.2 X 9 ft	Wood		
GF	Bedroom	12 X 11.7 ft	Wood		
GF	Bathroom	8.3 X 5.6 ft	Ceramic		
2	Primary bedroom	21.7 X 13.5 ft	Carpet		
2	Bathroom	10.9 X 5.8 ft	Ceramic		
2	Bedroom	15.6 X 11.7 ft	Carpet		
2	Bathroom	6.5 X 9 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
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Water Supply	Artesian well	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3)
Siding		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement		Distinctive Features	No rear neighbours
Bathroom	Ensuite bathroom, Separate shower	Water (access)	Access (Lake)
Washer/Dryer (installation)	1st level (1st level/Ground floor)	View	View of the water
Fireplace-Stove	Wood fireplace	Proximity	Alpine skiing, Cross-country skiing, Golf, Snowmobile trail
Kitchen Cabinets		Building's Distinctive Features	Log house
Property/Unit Amenity	Furnished	Energy efficiency	
Restrictions/Permissions	Short-term rentals allowed	Mobility impaired accessible	
Pets			

Inclusions

Fully furnished, Spa and accessories

Exclusions

Tools and personal items

Remarks

Fraternité-sur-le-Lac. This prestigious log home features 3 bedrooms, 3 bathrooms and open concept dining room, kitchen and living room with wood fireplace and private back patio with spa and water views. New roof in 2023, new hot water tank 2022, Front deck was re-done in wood in 2021, Back deck was redone in composite in 2023, Sanded and re-stained all exterior logs in 2022. Short-term rental available. Access to Club de la Pointe : Water access to Lac Supérieur, Pool, tennis, volleyball, gym, kayaks, etc. Walking distance to l'Étalage grocery store, Le Loch & Le Rustique restaurants. Ideal for short-term rentals or as a cottage!

Addendum

The owners and guests of Fraternité-sur-Lac have privileged access to Club de la Pointe; a place of relaxation and leisure with access to many different outdoor sports and activities.

Private dock on Lac Superieur with access to non-motorized boats, a yoga pavilion, tennis courts, swimming pool, gardens, beach and volleyball court.

There is a grocery/convenience store and restaurant on-site overlooking the magnificent lake.

This home is sold fully furnished and equipped and available for rent.

Right of first refusal in favor of LE DÉVELOPPEMENT DE LA FRATERNITÉ INC.

This property is not a condo-hôtel, it is not part of a rental pool.

This is an horizontal co-ownership. The building is not part of the co-ownership.

Rental management company available for an additional fee.

Short term rentals/ AIR BNB permitted.

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

Seller's Declaration

Yes SD-05527

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

ROYAL LEPAGE ELITE, 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



Hall



Living room



Living room



Living room



Overall view



Dining room



Overall view



Dining room



Overall view



Kitchen



Kitchen



Bedroom



Bathroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Bathroom



Bedroom



Bedroom



Ensuite bathroom



Patio



Hot tub



Patio

¹ The total price includes GST, QST and refunds if the buyer qualifies. Tax refunds for new properties or those that have undergone substantial renovations are available only to individuals, under certain conditions.