

ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<http://royallepagevillage.com>

Office : 514-694-2121
 Fax : 514-695-1869
villagepc@royallepage.ca



Centris No. 15877958 (Active)



\$369,000

136 Ch. du Lac-Dufresne

**Lantier
 J0T 1V0**

Region Laurentides

Neighbourhood

Near

Body of Water Lac Dufresne

Property Type Bungalow
Building Type Detached
Intergenerational
Building Size 30 X 32 ft
Living Area
Building Area 900 sqft
Lot Size 171 X 243 ft irr
Lot Area 22,313 sqft

Cadastre 6028432

Zoning Residential

Year Built 1953
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. Yes (1997)
File Number
Occupancy 30 days PP/PR
 Accepted
Deed of Sale Signature 30 days PP/PR
 Accepted

Municipal Assessment

Year 2022
Lot \$120,300
Building \$107,600

Taxes (annual)

Municipal \$1,832 (2022)
School \$400 (2022)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity \$2,070
Oil
Gas

Total \$227,900 **Total** \$2,232 **Total** \$2,070

Room(s) and Additional Space(s)

No. of Rooms 7 **No. of Bedrooms (above ground + basement)** 2+1 **No. of Bathrooms and Powder Rooms** 1+0

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	17 X 11.2 ft	Wood	Fireplace-Stove. wood stove
GF	Dining room	9 X 7.8 ft	Tiles	
GF	Kitchen	13.8 X 11.4 ft	Tiles	
GF	Primary bedroom	13.4 X 13.7 ft	Wood	
GF	Bedroom	10.9 X 11 ft	Wood	
GF	Bathroom	10 X 4 ft	Tiles	
BA1	Bedroom	10.8 X 10.8 ft	Carpet	
Additional Space			Size	
Shed			16 X 12.5 ft	

Features

Sewage System Septic tank **Rented Equip. (monthly)**

Water Supply	Lake water	Renovations	
Foundation	Concrete blocks	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4)
Siding		Driveway	Unpaved
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom		Water (access)	Waterfront (Lake)
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	View of the water
Fireplace-Stove	Wood stove	Proximity	Alpine skiing, Cross-country skiing, Golf, Park
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	
Restrictions/Permissions			

Inclusions

all window coverings, all lights, fridge, stove, dishwasher, washer, dryer, furniture, workbenches, lawnmower, tools remaining, dishes, pots, small appliances, boat + motor, pedal boat, fishing rods, patio furniture, tempo car shelter , firewood, fridge & freezer in the basement.

Exclusions

band saw, radial saw

Broker - Remarks

Four-season chalet on beautiful Lac Dufresne. This 2 + 1 bdrm bungalow has been well maintained by the long-time owners who lived there year-round. Fully renovated and extended in 2000. Close proximity to hiking trails, golf, & skiing. In the summer, you can enjoy the peace and tranquility of the lake which is ideal for canoeing, paddle-boarding, swimming, and fishing. This place also gets a TON of snow in the winter! 5 minutes to the base of Montagne Noir, and 15 minutes to Mt. Garceau & La Reserve. Spectacular sunrises and views of Mt. Kaaikop. The area is also home to loons, herons, ruffed grouse, and peregrine falcons.

Addendum

Many important upgrades have been made including:

- 200amp electrical entry and panel
- exterior French drains & sump-pump
- water filtration system

There are estimates available to replace the roof covering. Approximately \$8,000.

Municipality of Lantier does not allow short-term rentals, but seasonal rentals are permitted.

All offers must be accompanied by an up-to-date, written letter of financial pre-qualification. The SELLER will not respond to any offers before Sunday, July 30th at 17h00. All offers must be left open for 48 hours.

A new certificate of location has been ordered. Delivery date is expected to be October 2022. If the acting notary or the lender recommend or require title insurance, it shall be at the SELLER's expense.

The BUYER may choose the notary, but the SELLER must approve the choice of notary.

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

Pre-listing inspection report available

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

Seller's Declaration

Yes SD-14253

Source

ROYAL LEPAGE VILLAGE, 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.



Back facade



Waterfront



Frontage



Frontage



Interior



Interior



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Dining room



Living room



Living room



Living room



Living room



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Staircase



Bedroom