



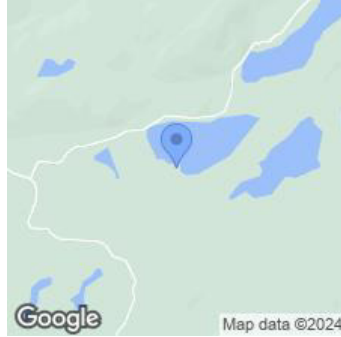
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Centris No. 23046215 (Active)



\$1,099,000

**281 Ch. du Lac-Verdure N.
 Montcalm
 J8C 2Z7**

Region Laurentides
Neighbourhood
Near Desjardins
Body of Water Lac Verdure

Property Type	Two or more storey	Year Built	1983
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	40 X ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size	310 X 240 ft irr	File Number	
Lot Area	32,655 sqft	Occupancy	33 days PP/PR Accepted
Cadastre	5864925	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$1 (2024)	Common Exp.	
Lot	\$1	School	\$1 (2024)	Electricity	
Building	\$1	Infrastructure		Oil	
		Water		Gas	
Total	\$2 (54,950,000.00%)	Total	\$2	Total	

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	2+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	17.10 X 14.4 ft	Wood	Ceiling 13,1 ft	
GF	Mudroom	5.3 X 4.3 ft	Wood	Pantry	
GF	Dining room	15.6 X 8.9 ft	Wood		
GF	Living room	15.11 X 14.7 ft	Wood	Fireplace-Stove. Ceiling 17-ft	
GF	Office	10.11 X 6.8 ft	Wood		
GF	Primary bedroom	12.1 X 11.1 ft	Wood		
GF	Bathroom	11 X 8.2 ft irr	Ceramic		
2	Mezzanine	12.7 X 6.8 ft irr	Wood		
2	Bedroom	12.1 X 14.10 ft irr	Wood		
2	Powder room	4 X 8.7 ft	Ceramic	Adjoining the bedroom	
GL	Family room	22.11 X 18.11 ft irr	Vinyl	Fireplace-Stove. View / Terrace access	
GL	Bedroom	15.11 X 10.6 ft	Vinyl		

GL	Bathroom	10.11 X 10.6 ft irr	Ceramic	Washing room
GL	Boudoir	13.2 X 12.9 ft	Vinyl	Spa access
Additional Space			Size	
Terrace			31 X 10 ft irr	
Terrace garden level				
Dock				
Shed				

Features				
Sewage System	Disposal field, Septic tank		Rented Equip. (monthly)	
Water Supply	Lake water		Renovations	
Foundation	Poured concrete		Pool	
Roofing	Asphalt shingles		Parkg (total)	Driveway (6)
Siding	Pressed fibre, Wood		Driveway	Unpaved
Windows	PVC, Wood		Garage	
Window Type	Casement, French door		Carport	
Energy/Heating	Electricity		Lot	Landscaped, Wooded
Heating System	Electric baseboard units		Topography	Flat
Basement	6 feet and more, Finished basement, Outdoor entrance		Distinctive Features	Cul-de-sac, No rear neighbours, Resort/Cottage
Bathroom	Separate shower		Water (access)	Waterfront (Lake), Non navigable
Washer/Dryer (installation)	Bathroom (Other)		View	Panoramic, View of the mountain, View of the water
Fireplace-Stove	Wood fireplace		Proximity	Alpine skiing, Cross-country skiing, Park
Kitchen Cabinets			Building's Distinctive Features	
Property/Unit Amenity			Energy efficiency	
Restrictions/Permissions			Mobility impaired accessible	
Pets				

Inclusions
All appliances, hot tub and most furniture. (To be discussed)

Exclusions

Remarks
Spectacular renovated waterfront located in a breathtaking setting overlooking mountains and Lac Verdure !! Private 240ft of water frontage! As soon as you arrive, you will understand the scale and rarity of this real estate. This is a flat lot on a peninsula with a magnificent beach. Hot tub overlooking the lake. Furniture and appliances are included in the sale! Just move in and relax in paradise! Don't miss this incredible opportunity! Possibility to buy cottage next door (see 279 Lac Verdure, Centris #12514367) Perfect intergenerational setup for multiple families and friends.

Addendum
Short term rental less than 30 days is not allowed.
Open concept ground floor which includes the kitchen, dining room and living room.
Kitchen with a large island.
Living room features a wood fireplace, 17 foot ceilings and stunning views of the lake.
The ground floor is completed with 2 bedrooms (including the master bedroom) and a bathroom.
Upstairs:
A closed room inside including a small powder room.
A mezzanine with lake views.
The downstairs features a family room, a bedroom and an amazing bar/lounge that leads to the hot tub, deck and dock.
Extensive renovations done in 2022-23: New kitchen, new walk-in pantry/closet added off main entrance, all new bathrooms, office space added on the main floor, new hardwood flooring on main and upper level. Luxury vinyl added to the basement floor.. New moldings and interior doors. Added a bedroom in the basement, added a full bathroom and laundry room in the basement, as well as a bar area. New utility room in basement. New decks and glass railings installed. Stairs to the lake redone. Dock resurfaced. New 14ft x 10ft shed added to the property. New water system added in 2022.

Although this cottage is located in Montcalm, it is few minutes from the limits of Saint-Faustin / Lac-Carré and about thirty minutes from Mont-Tremblant or Ste-Agathe des Monts. In the exceptional era we are living in today, people want to get away from the city and find themselves in the middle of nature. This property will become your new vacation destination! Tons of happy moments await you.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-30412

In compliance with environmental protection laws

Source

ROYAL LEPAGE HUMANIA TL, 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



Back facade



Frontage



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Dining room



Living room



Living room



Living room



Living room



Primary bedroom



Bathroom



Bathroom



Office