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Centris® No. 23105261 (Active)



\$350,000

**34 Ch. Doré
 La Minerve
 J0T 1S0**

Region Laurentides
Neighbourhood
Near Després
Body of Water Lac Désert

Property Type	Two or more storey	Year Built	2002
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	22.5 X 43.4 ft irr	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	116.01 X 49.48 m	File Number	
Lot Area	5,125.30 sqm	Occupancy	35 days PP/PR Accepted
Cadastre	C15R12L59-17, canton La Minerve	Deed of Sale Signature	30 days PP/PR Accepted
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2013	Municipal	\$1,435 (2013)	Common Exp.	
Lot	\$80,700	School	\$203 (2013)	Electricity	
Building	\$95,100	Infrastructure		Oil	
		Water		Gas	
Total	\$175,800	Total	\$1,638	Total	

Room(s) and Outdoor Feature(s)					
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
14		4+1		3+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	6 X 5 ft	floor on rough finish		
GF	Living room	29 X 15.6 ft		exterior doors on balcony	
GF	Kitchen	15 X 15 ft			
GF	Dining room	14 X 11.6 ft			
GF	Bathroom	11.5 X 5.9 ft		Including shower and wash room	
GF	Solarium	15 X 12.6 ft		exit doors o	
2	Master bedroom	13.1 X 21.6 ft		with ext. balcony 3.7x8.8	
2	Bedroom	13.6 X 21.6 ft			
2	Bedroom	15 X 10.10 ft			
2	Bathroom	7 X 8.9 ft			
BA1	Family room	25 X 13.6 ft		with french doors	
BA1	Den	15 X 11.6 ft		with french doors	
BA1	Bedroom	16 X 10.10 ft			
BA1	Workshop	12.6 X 14.4 ft		with sink	

BA1	Bathroom	9.10 X 9 ft
BA1	Storage	7.9 X 6.4 ft
BA1	Storage	8.2 X 3.6 ft
Outdoor features		Size
lakefront balcony	443 sq.ft	53.6 X 5.9 ft irr
Entrance balcony		9.6 X 4.3 ft

Features			
Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	
Water Supply	Artesian well	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4)
Siding	Pressed fibre	Driveway	Unpaved
Windows	PVC	Garage	
Window Type	Casement	Carport	
Energy/Heating	Other	Lot	Wooded
Heating System	heating to be completed	Topograpy	Flat, Sloped
Basement	Partially finished	Distinctive Features	
Bathroom	to be completed	Water (access)	Navigable, Waterfront
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	View	
Fireplace-Stove	Fireplace - Other: to be done	Proximity	Alpine skiing, Cross-country skiing, Mont-Tremblant 30 min
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions
Dock

Exclusions
All furniture, personnal effects, tools and pontoon.

Broker - Remarks
Beautiful cottage on Lake Desert! Enormous potential in reserve for future buyers. The exterior is ready including landscaping. Interior is isolated, plumbing and wiring is in part completed and interior layout is done on 2x4. The rest is up to the new owner to complete to his own imagination and taste. A rare opportunity not to miss!

Seller's Declaration	Yes SD-61702
The deeds are in the seller's possession since 1991, A certificate of location will be provided at vendor expenses	

Source
SIGNATURE IMMOBILIÈRE INC., Real Estate Agency GROUPE SUTTON-HUMANIA, 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.
