

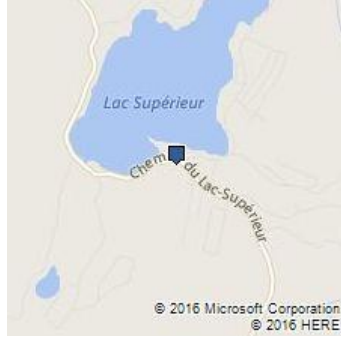


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Centris® No. 27917303 (Active)



\$410,000 + GST/QST

Ch. de la Trinité (Private Street)

Lac-Supérieur

J0T 1P0

Region Laurentides

Neighbourhood

Near ch lac supérieur

Body of Water Lac Supérieur

| | | | |
|------------------------------------|----------------------------|---|----------------------------|
| Property Type | House | Year Built | To be built, New |
| Style | One-and-a-half-storey | Expected Delivery Date | 2016-10-30 |
| Condominium Type | Divided Share 4.76% | Specifications | Yes |
| Year of Conversion | | Declaration of co-ownership Issued | Yes (2015) |
| Building Type | Detached | Published to RFQ | Yes (2015-06-12) |
| Floor | | Special Contribution | |
| Total Number of Floors | | Meeting Minutes | Yes (2015) |
| Total Number of Units | 1 | Financial Statements | Yes (2015) |
| Private Portion Size | 37.9 X 26.2 ft | Building Rules | Yes |
| Priv. Portion Area | | Repossession | |
| Building Area | 1,310 sqft | Trade possible | |
| Lot Size | | Cert. of Loc. (divided part) | No |
| Lot Area | 14,433 sqft | File Number | |
| Cadastre of Private Portion | 5681660 | Occupancy | 180 days PP/PR Accepted |
| Cadastre of Common Portions | 5681640 | Deed of Sale Signature | 180 days PP/PR Accepted |
| Zoning | Resort | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|------------|-----------------------|------------|---------------------------------|---------|
| Year | | Municipal | Not issued | Condo Fees (\$108/month) | \$1,285 |
| Lot | | School | Not issued | Common Exp. (\$50/month) | \$590 |
| Building | | Infrastructure | | Electricity | |
| | | Water | | Oil | |
| | | | | Gas | |
| Total | Not issued | Total | Not issued | Total | \$1,875 |

| Room(s) and Additional Space(s) | | | | | |
|---------------------------------|-------------|------------------------|------------------------------------|--|-----|
| No. of Rooms | 6 | No. of Bedrooms | 1+0 | No. of Bathrooms and Powder Rooms | 1+1 |
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Living room | 18.4 X 12.10 ft | Wood | Fireplace-Stove. heated floor | |
| GF | Dining room | 15.4 X 14.2 ft | Slab on grade, polished and sealed | | |

| | | | | |
|-------------------------|----------------|------------------------------|---|-------------------|
| GF | Kitchen | 13.6 X 8.6 ft | Slab on grade, polished and heated floor sealed | |
| GF | Powder room | 5 X 5.6 ft | porcelain 3x3 pi. | options available |
| 2 | Master bedroom | 15 X 12.3 ft | Wood | Cathedral ceiling |
| 2 | Bathroom | 5 X 8.6 ft | Ceramic | shower |
| Additional Space | Size | Cadastre/Unit number | Description of Rights | |
| Storage space | 4 X 4 ft | intérieur au rez de chaussée | Private portion | |
| leisure/bed | 5 X 6 ft | intérieur au rez de chaussée | Private portion | |

Features

| | | | |
|--|--|--------------------------------|--|
| Sewage System | Private, to be handle by municipality | Rented Equip. (monthly) | |
| Water Supply | Private aqueduct, to be handle by municipality | Renovations | |
| Siding | Concrete, Wood | Pool | |
| Windows | Aluminum | Cadastre - Parking | |
| Window Type | Casement, Tilt and turn | Parking | Driveway (2) |
| Energy/Heating | Electricity | Driveway | Unpaved |
| Heating System | Electric baseboard units | Garage | |
| Basement | | Carport | |
| Bathroom | Separate shower | Lot | Wooded |
| Washer/Dryer (installation) | Stacked in a closet under staircase (1st level/Ground floor) | Topograpy | Flat, Sloped |
| Fireplace-Stove | Fireplace - Other: Different fireplace models in option | Distinctive Features | resort La Fraternité |
| Kitchen Cabinets | Laminate | Water (access) | Access, Lac Supérieur |
| Equipment/Services | Air exchange system, Air conditionned optional | View | Panoramic, View of the mountain, View of the water |
| Building's Distinctive Features | | Proximity | Alpine skiing, Cross-country skiing, Park, Lake |
| Energy efficiency | | Roofing | Elastomeric membrane, sloping roof; C |

Inclusions

Based on configuration and options selected

Exclusions

Based on configuration and options selected

Broker - Remarks

Fraternité-sur-Lac, the 3rd phase of development of a resort houses nestled on the mountainside at the edge of Lake Superior north side of Tremblant. An architectural avant-garde concept, contemporary style, favoring an integrated fingerprint with the forest while offering comfort and a wide variety of activities nearby.

Addendum

***** Private Club de la Pointe, La Fraternité *****

In owning a vacation home on the project La Fraternité, you get an exclusive access to the private club de la Pointe.

Your family and guests will enjoy leisure facilities and high quality sportive infrastructures . A veritable playground surrounded by nature and on the edge of Lake Superior.

Some of the leisure and activities available;

- ***swimming are on the lake
- ***Water -pavillon (kayak, youth club, table tennis, table soccer)
- ***swimming inground pool
- ***pavillon yoga
- ***Game bowls
- ***tennis

- ***volleyball on beach
- ***observation dock on lake
- ***ice rink
- ***campfire
- ***relaxing areas
- ***meeting rooms
- ***exercising room
- ***walking trails

Steps from Club de la Pointe you will find the general market L'Étalage, grocery of fine local products and a liquor store counter.

***** Rental income *****

You want some rental revenues from your investment, you will find available a rental site reception counter managed by a rental agency that will know how to make you enjoying extra rental income.

***** Price SH-1310 and configuration *****

Price shown above shows the basic configuration of the SH-1310 model. Several options and models are available contact us for details. Photos represent a range of models and options. You can customize your own model. Enjoy a tour of the site and you will be charmed.

***** Common charges and co-ownership fees*****

Fees for mandatory adhesion to private Club de la Pointe and annual condo fees will be communicated in a short while

Seller's Declaration

No

Source

VIA CAPITALE SIGNATURE, 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.