



Andres Pedriks, Residential and Commercial Real Estate Broker
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\$360,000

141 Rue du Tour-du-Lac, Saint-Faustin/Lac-Carré, J0T 2G0

Centris No.

26796422 (Sold Nb. of Days 4)

Seller's Declaration

Yes

Property Type	Bungalow	Occupancy	45 days PP/PR Accepted
Building Type	Detached	Deed of Sale Signature	45 days PP/PR Accepted
Year Built	1973	Lot Eval.	\$50,000 (2019)
Expected Delivery Date		Building Eval.	\$114,600 (2019)
Building Size	45.9 X ft irr	Mun. Taxes	\$1,958 (2021)
Living Area		School Taxes	\$150 (2021)
Lot Size	211 X ft irr	Date of Sale	2021-10-24
Lot Area	73,160 sqft	Selling Brokerage Firm	VIA CAPITALE DIAMANT
Cert. of Location	Yes (2019)		
Body of Water	Lac Carré		



Rooms	12	Bedrooms	2+0	Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering		
2	Living room	18 X 11.4 ft	Laminate floor		
2	Kitchen	12 X 11.6 ft	Linoleum		
2	Dining room	11.6 X 8.6 ft	Linoleum		
2	Primary bedroom	16 X 11 ft	Laminate floor		
2	Bedroom	11 X 11 ft	Laminate floor		
2	Bathroom	12.6 X 8 ft	Ceramic		
GF	Family room	22 X 21 ft	Laminate floor		
GF	Playroom	13.6 X 12 ft	Laminate floor		
GF	Bathroom	7 X 6 ft	Ceramic		
GF	Laundry room	13 X 7.6 ft	Concrete		



Inclusions

Refridgerator, Stove, Washer, Dryer, Alarm System, Hot water heater

Exclusions

Alarm system service



Sewage System	Municipality	Heating System	Forced air	Equip./Serv.	Alarm system
Water Supply	Municipality	Water (access)	Access (Lake), Non navigable		
Pool		Fireplace-Stove	Yes	Renovations	
Parkg (total)	Driveway (8), Carport (1)				

Commanding views from atop your own hilltop. Warm and inviting home, open concept, recent and profound renovations with new bathrooms, windows, floors kitchen and much more. Metal roof. Huge private lot of 1,3 acres. Access to Lac Carré, walk to village. Close to bike path, 2 ski hills, several golf courses. Ready to just move in and enjoy.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

2022-05-15 at 4:00 pm