



Andres Pedriks, Residential and Commercial Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
 443, boul. Beaconsfield
 Beaconsfield (QC) H9W 5Y1
<http://www.mellorgroup.ca>

514-892-6547 / 514-697-9181
 Fax : 514-697-9499
apedriks@royalpage.ca



Centris No. 23101549 (Active)



\$324,800

**14 13e Avenue
 Saint-Armand
 J0T 1T0**

Region Montérégie

Neighbourhood

Near

Body of Water Lake Champlain

Property Type	Bungalow	Year Built	1981
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	50.6 X 40.3 ft irr	Reposess./Judicial auth.	No
Living Area	1,259.38 sqft	Trade possible	
Building Area	1,259.38 sqft	Cert. of Loc.	Yes (2000)
Lot Size	200.9 X 204.2 ft	File Number	
Lot Area	40 964.2 sqft	Occupancy	2021-12-22
Cadastre	5451552	Deed of Sale Signature	2021-12-20
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$1,177 (2021)	Common Exp.	
Lot	\$31,800	School	\$168 (2021)	Electricity	\$2,052
Building	\$152,600	Infrastructure		Oil	
		Water		Gas	
Total	\$184,400	Total	\$1,345	Total	\$2,052

Room(s) and Additional Space(s)

No. of Rooms	6	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	7 X 5.5 ft	Ceramic	Huge closet	
GF	Kitchen	14 X 12 ft	Ceramic		
GF	Dining room	13 X 11.5 ft	Linoleum		
GF	Living room	16 X 14 ft	Ceramic		
GF	Bedroom	10 X 11.5 ft	Laminate floor		
GF	Bathroom	10 X 5 ft	Ceramic	Family Bath	
GF	Veranda	40 X 8 ft	Wood	Views of forest & pond	
GF	Laundry room	9 X 5.5 ft	Ceramic	Awning	
GF	Master bedroom	15 X 11.5 ft	Laminate floor	Large closet	
GF	Bathroom	10 X 5 ft	Ceramic	Ensuite, jetted tub	

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	
Water Supply	Artesian well	Renovations	

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4)
Siding	Pressed fibre	Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	Landscaped, Wooded
Heating System	Electric baseboard units	Topography	Flat, Uneven
Basement	Crawl space, Outdoor entrance	Distinctive Features	No rear neighbours
Bathroom	Ensuite bathroom, Jacuzzi bathtub	Water (access)	Access (Lake), Navigable
Washer/Dryer (installation)		View	Panoramic
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	
Restrictions/Permissions			

Inclusions

Stove, refrigerator, washer, dryer, curtains, curtain rods, generator, garden tools, 2 portable a/c units

Exclusions

Broker - Remarks

Perched high on "La Falaise". Built on bedrock. This honest home was entirely updated in 2011-12. Intimate setting on a quiet lane just steps from Lake Champlain, woodland trails, near Vermont border and pastoral farmlands, vineyards and charming villages. With super high speed fibre optic internet. Heaven?

Addendum

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Almost an acre of total privacy, pond, birds, turtles, variety of plants and trees are the setting for this open concept well updated sanctuary. The home's poured concrete foundation rests on bedrock and as part of the renos has been spray foam insulated. Windows, doors, kitchen, bathrooms, floors, plumbing, electrical and more have all been updated. A huge 40 foot deck with awning overlooks the domain. There is a whole home surge protector, a back-up generator and tested artesian well flowing with the freshest delicious H2O. Nothing to do but move in and enjoy!

Sale with legal warranty

Seller's Declaration

Yes SD-79380

Source

ROYAL LEPAGE ELITE, 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.