



**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@royallepage.ca](mailto:apedriks@royallepage.ca)



**\$549,000**

10 13e Avenue, Saint-Armand, J0J 1T0

**Centris No.**

24977548 (Active)

**Seller's Declaration**

Yes

|                               |                      |                               |                        |
|-------------------------------|----------------------|-------------------------------|------------------------|
| <b>Property Type</b>          | Two or more storey   | <b>Occupancy</b>              | 90 days PP/PR Accepted |
| <b>Building Type</b>          | Detached             | <b>Deed of Sale Signature</b> | 90 days PP/PR Accepted |
| <b>Year Built</b>             | 2002                 | <b>Lot Eval.</b>              | \$81,500 (2022)        |
| <b>Expected Delivery Date</b> |                      | <b>Building Eval.</b>         | \$363,100 (2022)       |
| <b>Building Size</b>          | 63.5 X 38.4 ft irr   | <b>Mun. Taxes</b>             | \$2,912 (2022)         |
| <b>Living Area</b>            |                      | <b>School Taxes</b>           | \$388 (2021)           |
| <b>Lot Size</b>               | 501.1 X 206.8 ft irr | <b>Additional Rev.</b>        | No                     |
| <b>Lot Area</b>               | 102,440.09 sqft      | <b>Intergenerational</b>      |                        |
| <b>Cert. of Location</b>      | Yes (2007)           | <b>Seasonal</b>               |                        |
| <b>Body of Water</b>          | Lac Champlain        |                               |                        |



| Rooms | 6               | Bedrooms | 3+0                | Bathrooms and Powder Rooms | 2+0 |
|-------|-----------------|----------|--------------------|----------------------------|-----|
| Level | Room            |          | Size               | Floor Covering             |     |
| GF    | Kitchen         |          | 18.3 X 13.6 ft     | Ceramic                    |     |
| GF    | Dining room     |          | 21.3 X 14 ft       | Ceramic                    |     |
| GF    | Living room     |          | 17.4 X 17.3 ft     | Ceramic                    |     |
| GF    | Bathroom        |          | 17.2 X 12.2 ft irr | Ceramic                    |     |
| 2     | Primary bedroom |          | 17.2 X 13.5 ft     | Laminate floor             |     |
| 2     | Bedroom         |          | 19.6 X 14.6 ft     | Laminate floor             |     |
| 2     | Bedroom         |          | 14.7 X 14.1 ft     | Laminate floor             |     |
| 2     | Bathroom        |          | 14.3 X 9.9 ft      | Ceramic                    |     |



**Inclusions**

Generator, gator, lawn tractor, dish-washer, library in bedroom (without glass cabinet in center), 2 beige and 2 black carpets on 1st floor, refrigerator in garage, central vacuum and accessories, blinds, curtain rods, fireplace

**Exclusions**

Freezer in garage, curtains, refrigerator, stoves, washer, dryer.



|                      |                             |                        |                          |                     |   |
|----------------------|-----------------------------|------------------------|--------------------------|---------------------|---|
| <b>Sewage System</b> | Disposal field, Septic tank | <b>Heating System</b>  | Radiant                  | <b>Equip./Serv.</b> | Water softener, Electric garage door opener, Alarm system |
| <b>Water Supply</b>  | Artesian well               | <b>Water (access)</b>  | Access (Lake), Navigable |                     |   |
| <b>Pool</b>          |                             | <b>Fireplace-Stove</b> | Yes                      | <b>Renovations</b>  |   |
| <b>Parkg (total)</b> | Driveway (8), Garage (4)    |                        |                          |                     |   |

Entering this beautiful stonefront, open concept, 3 bedroom cottage stirs a real first impression. Pride of ownership, is that feeling, as we explore every feature of this quality, warm and spacious home. Big spaces are everywhere. More than 2 acres of total privacy, wildlife, birds, turtles, variety of plants and trees are the setting for this open concept well updated sanctuary. The lot may provide several possibilities.

Intimate setting on a quiet lane just steps from Lake Champlain, woodland trails, near Vermont border and pastoral farmlands, vineyards and charming villages. We begin on a grand front balcony which brings us into a vast open living, dining and kitchen space, with heated floors throughout and quality slow combustion stove. This ground floor also boasts a huge combination laundry within a full bathroom. Upstairs are 3 very large bedrooms including the master bedroom with its well appointed walk-in closet and another grand bathroom with therapeutic soaker bathtub rounds off the upper floor, where the floors are again heated everywhere. Returning to the main level and we can go from the kitchen to a massive garage. Maybe it holds 3 cars, yet again in-floor heating, and cabinets galore.

Step outside to the beautiful and enormous rear deck. Nature is everywhere. Near the back door is a seriously well built, stonefront, detached garage, on a concrete slab. In this structure we find some the generously included home accessories; a significant generator

Source: ROYAL LEPAGE ELITE, Real Estate Agency