

CENTURY 21

Estrie

AGENCE IMMOBILIÈRE

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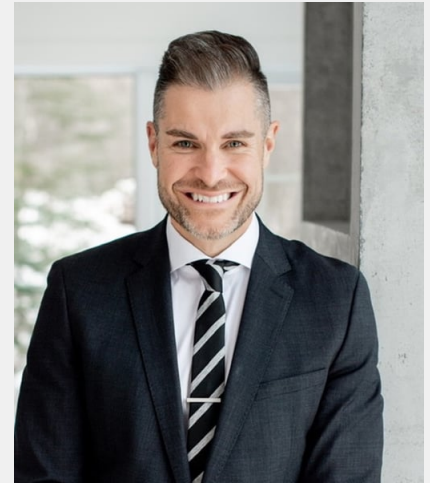
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91, Ch. des Littorelles, Orford

MLS / ID #14138950



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Description

ON THE SHORES OF LAC DES MONTS. Charming country residence on a magnificent 45,000+ sq. ft. flat lot with 137' of shoreline on this peaceful lake. Built for the family with 3 bedrooms and 2 bathrooms, cathedral ceiling, fireplace and windows overlooking the lake. Pleasant garden level with small kitchenette for your guests. Double garage with additional space upstairs. Hurry and be on the waterfront near Parc National du Mont Orford.

Rooms details

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Ceramic tiles 6.8x6.3 P	
Dining room	1st level/Ground floor	Wood 12x10 P	
Living room	1st level/Ground floor	Wood 14.5x16 P	
Kitchen	1st level/Ground floor	Ceramic tiles 12x10 P	
Primary bedroom	1st level/Ground floor	Wood 11.2x13.5 P	
Bathroom	1st level/Ground floor	Ceramic tiles 13.3x8 P	
Home office	2nd floor	Parquetry 14.1x9.3 P	
Bedroom	2nd floor	Parquetry 13.4x13 P	

Additional Information

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Lac des Monts is part of Orford's chain of lakes. Communicating between Lac Bran de scie, Lac Leclerc and Lac Simoneau.

Costs

Energy cost	\$3,662.00
Municipal Taxes	\$3,146.00
School taxes	\$470.00
Total	\$7,278.00

Room	Level	Floor cover	Infos
Family room	Garden level	Ceramic tiles 12.5x15.4 P	
Kitchen	Garden level	Ceramic tiles 11.8x19.10 P	
Bathroom	Garden level	Ceramic tiles 8.5x8.4 P	
Bedroom	Garden level	Ceramic tiles 12.6x14 P	
Mudroom	Garden level	Ceramic tiles 10x6.3 P	

Other informations

Date d'occupation	2024-05-15 00:00:00
Built year	2003
Financial recovery	Non
Lot's evaluation	\$201,200.00
Building evaluation	\$329,500.00
Total evaluation	\$530,700.00
Type	One-and-a-half-storey house
Year evaluation	2023
Location price	- \$
Seller's declaration	See listing broker
Certificate of localisation	-
Property Category	Residential
Type of building	Detached
Number of floors	-
Frontview of the building	11.07 Meters
Depth of the building	9.45 Meters
Lot frontage	50 Meters
Depth of field	- Meters
Lot area	4247.4 Square meters
Number of pieces	14
Number of rooms	3
Number of rooms in the basement	1
Number of bedrooms above ground	2
Number of bathrooms	2
Number of water rooms	-
Rental potential revenue	-
Other gross income	-
Annual income potential	-
Total Operating Expenses	
Name of water bodies	Lac des Monts
Water body on the frontview	-
Total number of units	-
Year of the survey plan	-
Status	Sold
Sale without warranty	0

Additional Features

Driveway	Double width or more, Not Paved
Landscaping	Landscape

Cupboard	Wood
Heating system	Electric baseboard units
Water supply	Artesian well
Heating energy	Wood, Electricity
Equipment available	Central vacuum cleaner system installation, Electric garage door, Wall-mounted heat pump, Ventilation system, Alarm system
Windows	PVC
Foundation	Poured concrete
Hearth stove	Gaz fireplace, Wood fireplace
Garage	Detached, Heated, Double width or more
Siding	Other, Stone
Distinctive features	Wooded lot: hardwood trees, Navigable, Waterfront, Lake
Proximity	Bicycle path, Golf
Bathroom / Washroom	Whirlpool bath-tub
Basement	Finished basement, Separate entrance, Other
Parking	Garage (2), Outdoor (10)
Sewage system	Septic tank, Other
Window type	Crank handle
Roofing	Asphalt shingles
Topography	Flat
View	Water
Zoning	Residential