BUNGALOW FOR SALE
LA PÊCHE | 3 BEDROOMS, 2 BATHROOMS

NEW ON THE MARKET
$538,800 +GST/QST

ULS : 20857502
39 CH. DES ROCHES, LA PÊCHE, J0X 3G0

Discover Edelweiss Lakes near Wakefield, an eco-conscience community located 30 min to downtown. Combine home, cottage & work for an active lifestyle where hiking, kayaking, skiing, golfing surround you. This gorgeous southern-facing home features all needs. Walkout lower level offers many options + HIGH SPEED

Complete information at the following address:
www.remax-quebec.com, ULS: #20857502

LOT AREA: 45,815 SF
NUMBER OF ROOMS: 14
YEAR BUILT: 2015

CAROLYN DESPRES
Real Estate Broker
RE/MAX DIRECT
Offc. : 819-684-0000
Cell. : 819-664-0207

MONIQUE MONTSION
Real Estate Broker
RE/MAX DIRECT
Offc. : 819-684-0000
Cell. : 819-682-3737
ADDENDA

- High Speed Internet connection, what more can you ask for when working remotely from home, an asset to this sector! FREE for 1 year paid for by the vendor.
- Deeded water access to Lake Chip and park nearby. A full one acre park with picnic area and separate canoe/kayak launch.
- 10 minutes to Wakefield
- San Francisco model, furnished home, designed by Maison Usinées Coté.
- South-facing full height windows on both levels for solar passive designation.
- 3 bedrooms and 2 full baths.
- ICF foundation

(Complete addendum in the annex.)

CHARACTERISTICS

- Heating System
  Electric baseboard units, Radiant
- Heating Energy
  Electricity
- Water Supply
  Artesian well
- Energy efficiency
  Energy rating
- Equipment/Services
  Air exchange system
- Sewage System
  BIONEST system

BUILDING DETAILS AND PROPERTY INTERIOR

<table>
<thead>
<tr>
<th>Size</th>
<th>Year built</th>
<th>Energy efficiency Energy rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>53'70&quot; X 28'60&quot;</td>
<td>2015</td>
<td>36</td>
</tr>
</tbody>
</table>

- Living area: 1,678 SF
- Windows: PVC
- Foundation: Poured concrete
- Roofing: Sheet metal
- Washer/Dryer (installation): Laundry room: RC
- Bathroom: Ensuite bathroom, Separate shower
- Kitchen Cabinets: Laminate
- Basement: 6 feet and more, Radiant flooring, Outdoor entrance, Unfinished

LOT AND EXTERIOR FEATURES

- Lot area: 45,815 SF
- Water (access): Access: LAC
- Lot: Wooded
- Topography: Sloped
- View: View of the mountain, Panoramic
- Driveway: Double width or more, Unpaved
- Parking (total): Driveway: 5
- Proximity: Highway, Golf, Park, Alpine skiing, Cross-country skiing

ROOM DETAILS

<table>
<thead>
<tr>
<th>Unit</th>
<th>Room</th>
<th>Level</th>
<th>Dimensions</th>
<th>Flooring</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Basement</td>
<td>Basement 1</td>
<td>28'6&quot; X 53'7&quot;</td>
<td>Concrete</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Kitchen</td>
<td>1st level/Ground floor</td>
<td>13'6&quot; X 13'9&quot;</td>
<td>Wood</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Pantry</td>
<td>1st level/Ground floor</td>
<td>8'5&quot; X 5'9&quot;</td>
<td>Wood</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Dining room</td>
<td>1st level/Ground floor</td>
<td>8'11&quot; X 13'9&quot;</td>
<td>Wood</td>
<td></td>
</tr>
<tr>
<td>Unit</td>
<td>Room</td>
<td>Level</td>
<td>Dimensions</td>
<td>Flooring</td>
<td>Description</td>
</tr>
<tr>
<td>------</td>
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<td>----------------</td>
<td>------------------</td>
<td>----------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td>2</td>
<td>Living room</td>
<td>1st level/Ground floor</td>
<td>12'1&quot; X 13'9&quot;</td>
<td>Wood</td>
<td>Mural electric fireplace</td>
</tr>
<tr>
<td>2</td>
<td>Office or bedroom</td>
<td>1st level/Ground floor</td>
<td>10'5&quot; X 11'4&quot;</td>
<td>Wood</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Bathroom</td>
<td>1st level/Ground floor</td>
<td>8'6&quot; X 7'9&quot;</td>
<td>Ceramic</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Bedroom</td>
<td>1st level/Ground floor</td>
<td>9'5&quot; X 9'4&quot;</td>
<td>Wood</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Master bedroom</td>
<td>1st level/Ground floor</td>
<td>15'9&quot; X 11'9&quot;</td>
<td>Wood</td>
<td>Cathedral ceilings</td>
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<tr>
<td>2</td>
<td>Ensuite bathroom MB</td>
<td>1st level/Ground floor</td>
<td>15'9&quot; X 8'7&quot;</td>
<td>Wood</td>
<td>Soaker tub, 2 sinks</td>
</tr>
<tr>
<td>2</td>
<td>Water closet</td>
<td>1st level/Ground floor</td>
<td>4'8&quot; X 6'6&quot; irr.</td>
<td>Wood</td>
<td></td>
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<tr>
<td>2</td>
<td>Glass shower</td>
<td>1st level/Ground floor</td>
<td>3'5&quot; X 3'10&quot;</td>
<td>Ceramic</td>
<td></td>
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<tr>
<td>2</td>
<td>Walk-in</td>
<td>1st level/Ground floor</td>
<td>7'11&quot; X 7' irr.</td>
<td>Wood</td>
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<tr>
<td>2</td>
<td>Laundry room</td>
<td>1st level/Ground floor</td>
<td>4'11&quot; X 5'4&quot;</td>
<td>Ceramic</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Basement</td>
<td>Basement 1</td>
<td>28'6&quot; X 53'7&quot;</td>
<td>Concrete</td>
<td>2 walk-outs</td>
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**FINANCIAL DETAILS**

**ASSESSMENT (2020)**

<table>
<thead>
<tr>
<th>Assessment Type</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Lot assessment</td>
<td>$33,600.00</td>
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<tr>
<td>Building assessment</td>
<td>$373,900.00</td>
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<tr>
<td><strong>Municipal assessment</strong></td>
<td><strong>$407,500.00</strong></td>
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**TAXES**

<table>
<thead>
<tr>
<th>Tax Type</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Municipal (2020)</td>
<td>$3,587.00</td>
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<tr>
<td>School (2020)</td>
<td>$85.00</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$3,672.00</strong></td>
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**ENERGY**

<table>
<thead>
<tr>
<th>Energy Type</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Electricity</td>
<td>$780.00</td>
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</table>

**INCLUDED & EXCLUDED**

**Included**

High Speed Internet free for 1 year paid by the vendor. All furniture and appliances on the premises as shown. Hot water tank.

**Excluded**

Not specified
- High Speed Internet connection, what more can you ask for when working remotely from home, an asset to this sector! FREE for 1 year paid for by the vendor.
- Deeded water access to Lake Chip and park nearby. A full one acre park with picnic area and separate canoe/kayak launch.
- 10 minutes to Wakefield
- San Francisco model, furnished home, designed by Maison Usinées Coté.
- South-facing full height windows on both levels for solar passive designation.
- 3 bedrooms and 2 full baths.
- ICF foundation ensuring R36+ insulating factor 9ft ceilings.
- Open concept living with a stunning view of the surrounding trees.
- Master bedroom wing with an amazing view, cathedral ceiling, 5 pcs bathroom and walk-in closet.
- Open modern kitchen with a large walk-in pantry.
- Electric fireplace on a featured stone wall.
- Surrounded by 1000 acres of Crown land walking trails.
- A wall of windows on both levels consists of four 8 foot patio doors with infrared heaters for those on the main level.
- Metal roof and outdoor underground wiring is harmonious with the natural setting.
- Tubbing installed for future radiant flooring + bathroom rough-in all prepared in basement.
- Potential for finishing the basement as intergeneration suite or revenue-generating short term rentals or simply more living space.
- Radon protected foundation.
- House built with Maison Usinées Coté in 2015, it was deposited on the foundation in 2018 and finalized in 2019.