



**JULIE TREMBLAY**  
REAL ESTATE BROKER

450-277-5600

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**300 RUE DES LAURIERS, OUTREMONT (MONTRÉAL)**





A beautiful lot in a fantastic neighbourhood. A breathtaking view on the river and the Champlain bridge. Commodities are nearby.

**MLS** | 9999996

**\$250,000 + taxes**





## DESCRIPTION

Style : Vacant lot  
Lot dimensions : 99.99 × 999.0 meters irr  
Lot area : 9,999.0 square meters  
Repossession : No  
Occupancy : 1 days



# ROOMS AND OUTDOOR FEATURES

Room | 7    No. of Bedrooms | 0    No. of Bathrooms and Powder Rooms | 0 + 0

ROOM	SIZE	FLOOR COVERING	ADDITIONAL INFORMATION
Solarium	10.9 x 11.11 f	Linoleum	Access to garden
Living room	16.3 x 13.2 f	Wood	Open space, access to terrace
Dining room	12.3 x 12.8 f	Wood	Open space, balcony
Kitchen	11.2 x 8 f	Ceramic tiles	Open space
Other	7 x 5.6 f	Ceramic tiles	Washer and dryer
Living room	15.4 x 12.4 f	Wood	Open space
Dining room	8.2 x 12.11 f	Wood	Open space







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## MUNICIPAL ASSESSMENT

Year : 2013

Land : \$99,000.00

## TAXES (ANNUAL)

Municipal Taxes : \$4,310.00 (2013)

School taxes : \$531.00 (2011)

Total : \$4,841.00

## EXPENSES/ ENERGY (ANNUAL)

Common expenses/Rental :

\$1,452.00

Co-ownership fees : \$8,256.00

Total : \$9,708.00

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## CHARACTERISTICS

Sewage system : Municipal sewer  
 Water supply : Municipality  
 Siding : Wood  
 Heating energy : Electricity  
 Heating system : Electric baseboard units,  
 Space heating baseboards  
 Basement : 6 feet and over, Finished  
 basement, Seperate entrance  
 Bathroom / Washroom : Adjoining to the  
 master bedroom  
 Hearth stove : Wood fireplace  
 Pool : Heated, Inground  
 Parking : Outdoor (2)  
 Driveway : Paved

Landscaping : Landscape  
 View : Mountain, Panoramic







## INCLUSIONS

Dishwasher, microwave. spa, central vacuum and accessories

## EXCLUSIONS

Furniture and personal effects.

## ADDENDUM

A great condo investment opportunity with hotel management. Hôtel Roberval offers you a prime location, bordered by two lakes and kilometers of forest, neighboring Roberval golf course with breathtaking view. This is your real chance for a luxury getaway.

This condo is an excellent buy thanks to its annual revenues of \$23,750 guaranteed by a 20-year lease with gestion Roberval. you can take advantage of your suite for a low nightly fee whenever you like based on a yearly schedule that includes 8 weekends.

In winter, you can enjoy 33 km. of cross-country skiing, a 10-KM. SNOWSHOE TRAIL AND THE 8-KM. SKATING RING ON LAC Passon. In summer, the area is buzzing with activity: lake, swimming, sailing, golf and nature trails everywhere.

... Look no further!



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As the seller's broker, I'm pleased to offer you this Viamag, which is a window on this beautiful property! A person's house is their home sweet home; I keep this in mind when I'm dealing with my clients and the properties I'm entrusted with. A real estate transaction is a life major event and you have the right to demand understanding, competence and professionalism from your broker. I therefore offer you my XX years of experience, my ongoing training, my understanding of emotions that surround a transaction, but also reassuring protections after the transaction.

I'm offering you the completion of a real estate transaction in a reassuring climate!

IMMOBILIER VIA QUÉBEC INC.

REAL ESTATE AGENCY

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