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 La Pêche (QC) J0X 3G0

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MLS® No. 8275357 (Active)



\$439,900

25 Ch. Beach (Private Street)
La Pêche
J0X 3G0

Region Outaouais
Neighbourhood Masham/Wakefield
Near Ch. du Pont-Gendron
Body of Water Rivière Gatineau

Property Type	Bungalow	Year Built	Unknown
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	31 X 36 ft irr	Repossession	No
Living Area	1,415.00 sqft	Trade possible	
Ground Area	1,415.00 sqft	Cert. of Loc.	No
Lot Size	61.2 X 56.12 m	File Number	82035 4956 80 6591
Lot Area	3,037.00 sqm	Possession Date	90 days PP/PR Accepted
Québec Cadastre	3 391 579	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2009	Municipal	\$2,258 (2009)	Common Exp.	
Lot	\$70,600	School	\$636 (2009)	Electricity	\$3,045
Building	\$183,000	Infrastructure		Oil	
		Water		Gas	
				Road maintenance average	\$150
Total	\$253,600	Total	\$2,894	Total	\$3,195

Room(s) and Outdoor Feature(s)

No. of Rooms	7	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11 X 19 ft	plywood	Fireplace-Stove.	
GF	Kitchen	11 X 12 ft	plywood		
GF	Office	7.5 X 14.4 ft	plywood		
GF	Bedroom	8.9 X 10 ft	Wood		
GF	Master bedroom	9.6 X 11.4 ft	plywood		
GF	Bathroom	7 X 8.4 ft	Wood		
GF	Veranda	7.6 X 11 ft	plywood		
GF	Detached studio	34 X 14 ft	Wood	Fireplace-Stove.	

Features

Sewage System	Dry well, Septic tank, new 2008	Rented Equip. (monthly)	
Water Supply	Artesian well	Renovations	

Foundation	Piling	Pool	
Roofing	Sheet metal	Parking	Driveway (4)
Siding	Wood	Driveway	Unpaved
Windows		Garage	
Window Type		Carpport	
Energy/Heating		Lot	Wooded, Landscaped
Heating System	Electric baseboard units	Topograpy	Flat, Sloped, Steep, Uneven
Basement	Crawl space	Distinctive Features	
Bathroom		Water (access)	Waterfront
Washer/Dryer (installation)		View	Panoramic, View of the mountain, View of the water
Fireplace-Stove	Wood stove	Proximity	Alpine skiing, Bicycle path, Cross-country skiing, Elementary school, Golf, High school, Highway, Hospital, Park
Kitchen Cabinets		Building's Distinctive Fe:	
Equipment/Services		Energy efficiency	

Inclusions

Fridge, stove, washer, dryer, freezer. All as gifts, without legal warranty as to quality.

Exclusions

Hot water tap booster, water distillation system.

MLS® Remarks

Ideal & rare riverfront location in the heart of Wakefield village on the bank of the Gatineau. TWO buildings: #1 Rustic, cozy, 2 bdrm home, woodstove, screened veranda #2 seperate detached winterized Studio with sauna & Jacuzzi; expansive, curved, hillside, multi level decking. AMAZING views from everywhere. Sunny SE exposure, easy to rent!

Addendum

Features:

- Literally perched on the hillside bank of the Gatineau River directly in the heart of Wakefield Village.
- Rare, waterfront location in the village with SE exposure, NO traffic noise yet walking distance to shops, restaurants and entertainment.

TWO buildings:

- #1) The main dwelling has 2 bedrooms and 940 square feet of living space: rustic and very cozy, lots of wood accents, wood stove, renovated bathroom, huge screened veranda with exceptional Gatineau River valley views.
- #2) The detached studio of 475 square feet: seperate parking and entry, wood stove with unique, artsy (Mud Pie Pottery) ceramic tile fire proofing, STUNNING views from a wall of windows, shower room, 2pc bathroom, guest sleeping area, lower level sauna and heated outdoor Jacuzzi tub. Expansive, curved multi-level decks which flow with and blend into the hillside with connecting stairway down to private waterfront area.
- Wonderful 200' riverfront, natural rocky boulders and protected cove for wading, within view of the Wakefield covered bridge, perfect kayak and water sport location!
- Property has easy rental location for potential revenue.
- New septic system installed 2008

Seller's Declaration

Yes SD-16600

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.