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**MLS® No. 8127283 (Active)**



**\$287,500**

**72 Ch. Pine  
 La Pêche  
 J0X 3G0**

**Region** Outaouais  
**Neighbourhood** Edelweiss  
**Near** Ch. Edelweiss  
**Body of Water**

<b>Property Type</b>	One-and-a-half-storey	<b>Year Built</b>	2008
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	30 X 50 ft irr	<b>Repossession</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Ground Area</b>	2,000.00 sqft	<b>Cert. of Loc.</b>	No
<b>Lot Size</b>	30.48 X 67.06 m	<b>File Number</b>	82035 5457 83 9962
<b>Lot Area</b>	2,043.90 sqm	<b>Possession Date</b>	90 days PP/PR Accepted
<b>Québec Cadastre</b>	3 391 118	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2010	<b>Municipal</b>	\$2,421 (2009)	<b>Common Exp.</b>	
<b>Lot</b>	\$21,900	<b>School</b>	\$534 (2010)	<b>Electricity</b>	
<b>Building</b>	\$276,200	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$298,100	<b>Total</b>	\$2,955	<b>Total</b>	

<b>Room(s) and Outdoor Feature(s)</b>					
No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living/Dining room	29 X 16 ft	Wood		
GF	Kitchen	10.6 X 11.10 ft	Wood		
GF	Bathroom	11.5 X 8.5 ft	Ceramic		
GF	Bedroom	11 X 13 ft	Wood		
GF	Bedroom	12.3 X 13 ft	Wood		
2	Bedroom	19 X 25 ft	Wood		

<b>Features</b>			
<b>Sewage System</b>	Disposal field, Septic tank	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Cooperative	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4)
<b>Siding</b>	Wood	<b>Driveway</b>	Unpaved

