



Christian Ouellet, Affiliated real estate agent

Gauvin immobilier

Chartered real estate broker

161, 105, Route #CP 164

La Pêche (QC) J0X 3G0

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MLS® No. 8361477 (Active)



\$189,900

**65 Route Principale E.
La Pêche
J0X 2W0**

Region Outaouais
Neighbourhood Masham/Wakefield
Near
Body of Water

Property Type	Two or more storey	Year Built	1950
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	36 X 22 ft	Repossession	No
Living Area	1,408.00 sqft	Trade possible	
Ground Area	792.00 sqft	Cert. of Loc.	No
Lot Size		File Number	82035 4156 81 9204
Lot Area	948.90 sqm	Possession Date	60 days PP/PR
Québec Cadastre	2 685 530	Deed of Sale Signature	60 days PP/PR
			Accepted
Zoning	Residential, Commercial		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$1,429 (2010)	Common Exp.	
Lot	\$9,000	School	\$297 (2010)	Electricity	\$1,986
Building	\$131,300	Infrastructure		Oil	
		Water		Gas	
Total	\$140,300	Total	\$1,726	Total	\$1,986

Room(s) and Outdoor Feature(s)						
No. of Rooms	9		No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information		
GF	Kitchen	21 X 11 ft	Linoleum			
GF	Powder room	10 X 7 ft	Linoleum			
GF	Living room	13 X 11 ft	Carpet			
2	Master bedroom	10 X 11 ft	Carpet			
2	Bedroom	15 X 8 ft	Carpet			
2	Bathroom	15 X 5 ft	Linoleum			
2	Office	11 X 8 ft	Carpet			
BA1	Family room	19 X 9 ft	Carpet			
BA1	Office	10 X 9 ft	Carpet			

Features		
Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)
Water Supply	Shallow well	Renovations
Foundation	Poured concrete	Pool

Roofing	Asphalt shingles	Parking	Driveway (4), Garage (2)
Siding	Vinyl	Driveway	Paving stone
Windows		Garage	Detached
Window Type		Carpport	
Energy/Heating	Electricity	Lot	Landscaped
Heating System	Electric baseboard units, Hot water	Topograpy	
Basement	6 feet and more, Partially finished	Distinctive Features	No rear neighbours
Bathroom		Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Alpine skiing, Bicycle path, Cross-country skiing, Elementary school, Golf, High school, Highway, Hospital, Park
Kitchen Cabinets			
Equipment/Services			

Inclusions

Dishwasher, Bell tv satellite, curtain and blinds, given as gifts 'as is' without legal guarantee for quality.

Exclusions

Some curtains, wood stove in garage.

MLS® Remarks

Impeccable residence with commercial zoning in the heart of masham village, 2 bedrooms, powder room and bathroom, huge detached garage (30'X36'). Only minutes to Gatineau Park

Seller's Declaration

Yes SD-15335