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105, Route #CP 164

La Pêche (QC) J0X 3G0

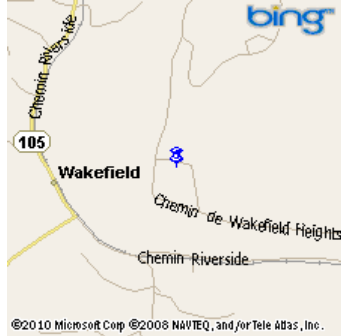
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**MLS® No. 8291198 (Active)**



**\$399,900**

**155 Ch. de Wakefield-Heights (Private Street)**

**La Pêche**

**J0X 3G0**

**Region** Outaouais  
**Neighbourhood** Masham/Wakefield  
**Near** de la Gatineau  
**Body of Water** Rivière Gatineau

<b>Property Type</b>	One-and-a-half-storey	<b>Year Built</b>	2001
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	26 X 32 ft	<b>Repossession</b>	No
<b>Living Area</b>	1,310.00 sqft	<b>Trade possible</b>	
<b>Ground Area</b>	910.00 sqft	<b>Cert. of Loc.</b>	No
<b>Lot Size</b>	102.6 X m irr	<b>File Number</b>	82035 4955 81 6968
<b>Lot Area</b>	4.10 ac	<b>Possession Date</b>	2010-04-30
<b>Québec Cadastre</b>	3 392 147, 1/5 pt 3 654 315, 15 pt 3 391 710	<b>Deed of Sale Signature</b>	2010-04-30
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2010	<b>Municipal</b>	\$2,327 (2009)	<b>Common Exp.</b>	
<b>Lot</b>	\$58,800	<b>School</b>	\$927 (2010)	<b>Electricity</b>	\$2,120
<b>Building</b>	\$265,800	<b>Infrastructure</b>		<b>Oil</b>	\$2,100
		<b>Water</b>		<b>Gas</b>	
				<b>Road &amp; Assoc</b>	\$750
<b>Total</b>	\$324,600	<b>Total</b>	\$3,254	<b>Total</b>	\$4,970

**Room(s) and Outdoor Feature(s)**

No. of Rooms	13	No. of Bedrooms	2+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Office	8 X 4.5 ft	Ceramic		
GF	Bathroom	11 X 8 ft	Ceramic		
GF	Boudoir	9.5 X 11 ft	Laminate floor		
GF	Office	7 X 5 ft	Laminate floor		
GF	Kitchen	11 X 12 ft	Ceramic		
GF	Dining room	13 X 12 ft	Wood		
GF	Living room	14 X 12 ft	Wood	Fireplace-Stove.	
2	Bedroom	12.5 X 13 ft	Laminate floor		
2	Bedroom	11 X 13 ft	Laminate floor		
2	Bathroom	7.5 X 11 ft	Ceramic		
BA1	Bedroom	24 X 19 ft	Laminate floor		
BA1	Bathroom	5 X 8.5 ft	Other		
BA1	Storage	15 X 10 ft	Other		

Outdoor features	Size
Garage	24 X 25 ft irr
Studio	12 X 24 ft irr

## Features

<b>Sewage System</b>	Disposal field, Septic tank, Ecoflo	<b>Rented Equip. (monthly)</b>	Alarm system (\$40)
<b>Water Supply</b>	Artesian well	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (6), Garage (2)
<b>Siding</b>	Vinyl	<b>Driveway</b>	Unpaved
<b>Windows</b>		<b>Garage</b>	Detached
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity, Heating oil, Wood	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	Flat, Sloped
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	Access, Waterfront
<b>Washer/Dryer (installation)</b>	Bathroom (1st level/Ground floor)	<b>View</b>	Panoramic, View of the water
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Alpine skiing, Bicycle path, Cross-country skiing, Elementary school, Golf, Highway, Hospital, Park
<b>Kitchen Cabinets</b>			
<b>Equipment/Services</b>	Water softener, Central air conditioning, Air exchange system, Electric garage door opener, Alarm system		

## Inclusions

Fridge, stove, dishwasher, washer, dryer, water softener, exterior spa, ADT alarm system (\$40/month), all given as gifts without legal warranty for quality.

## Exclusions

## MLS® Remarks

Over four acres including a large pond and two nearby beaches (1/5 co-ownership) on the Gatineau river! Newly built home with 3 finished levels & 3 bathrooms, cozy fireplace & screened veranda. Separate double garage with studio. Sought after location just across the river from Wakefield village. Enjoy low stress country living!

## Addendum

Features:

- private large 4 acre plus lot, along the side of a large natural pond on an unspoiled gentle rocky slope with hardwood forest and wild flowers
- modern home recently built (2001) 1½ storey home with finished walkout basement giving 3 finished levels with over 1800 square feet of finished space plus the winterized studio of 335 sq feet above the double car detached garage (built in 2006)
- lower level is set up as master bedroom suite with private bathroom, huge dressing and storage room and patio walk-out doors to private deck and Jacuzzi spa
- main level open plan design with hardwood and ceramic flooring; study / parlor with office nook and library/office space as well; sunny wall of south-west facing windows with attached screened in veranda overlooking the pond
- includes one fifth undivided ownership of two parcels of Gatineau riverfront, the closest only a couple of minutes walk on private roadway leading to shared dock with canoe/kayak/boat storage space
- located just across the Gatineau river from Wakefield village; walking distance to stores and shops and an easy commute into the city; friendly neighborhood on a low traffic private lane

\*\*NOTE: Possession and occupation date shall be on April 30, 2010 or after with a 60 day delay.\*\*

**Seller's Declaration**

Yes SD-16586