



Mark Braglewicz, Affiliated real estate agent
Gauvin immobilier
 Chartered real estate broker
 105, Route #CP 164
 La Pêche (QC) J0X 3G0

819-773-1076 / 819-459-2419
 mark@gatineauhills.com
 http://www.gatineauhills.com



MLS® No. 8279573 (Active)



\$145,000

1115 Ch. du Petit-Lac-Clair (Private Street)
Val-des-Monts
J8N 1C2

Region Outaouais
Neighbourhood Saint-Pierre
Near
Body of Water Private Lake / Lac Privé

Type	Land	Repossession	No
Cadastre	Lot 16, Rang 9, Canton de Wakefield	Trade possible	
Lot Size	603.5 X 800.24 m	Certificate of Location	No
Lot Area	46.14 ha	File Number	82015 5767 03 9505
Technical Description		Possession Date	30 days PP/PR Accepted
Staking Certificate		Deed of Sale Signature	30 days PP/PR Accepted
Boundary-Marking Minutes			
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses (annual)	
Year	2009	Municipal	\$177 (2009)	Common Exp.	
Lot	\$21,000	School	\$56 (2009)	Insurance	
Building		Infrastructure		Maintenance	
		Water		Equipment (rental)	
				Management/Administration	
Total	\$21,000	Total	\$233	Total	

Features			
Sewage System	Unknown	Water (access)	Waterfront
Water Supply	None	View	View of the mountain, View of the water
Lot		Environmental Study	
Topography		Proximity	Cross-country skiing
Distinctive Features			

Inclusions

Exclusions

MLS® Remarks
 Get away from it all! Secluded acreage teeming with wildlife, far off the beaten path with most of a small lake. Mixed forest with a selective harvest done about 5 years ago.

Seller's Declaration

No