

Mario Conte
Delivering the Impossible
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Mont-Tremblant-38-40, Ch. du Plateau

$639,900



38-40, Ch. du Plateau, Mont-Tremblant, J8E1Z1

ULS : 15582849

VISITE DE LA PROPRIÉTÉ

Charming two-story property built in 2007, offering large, bright living spaces and a double garage. It has 4 bedrooms and a beautiful open-concept area combining the kitchen, dining room, and living room. The fully finished basement has a complete kitchen and bedrooms, ideal for hosting a family member, a teenager, or for extra income. A spacious and versatile home, perfect for those looking for comfort, space, and flexibility! Located just minutes from all amenities: schools, parks, grocery stores, ski resorts, golf courses, and much more!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	3
Foyer en vedette	Wood burning stove

Financiers

Évaluation municipale	
Évaluation du terrain	$99,200.00
Évaluation du bâtiment	$660,500.00
Évaluation municipale	$759,700.00
Taxes	
Municipale	$5,562.00
École	$503.00
Total	$6,065.00

ADDENDA

+ The notary will be chosen by the seller.
+ A deposit representing 5% of the sale price must be paid within 24 hours of acceptance of the promise to purchase, payable to Paquet & Associés, bailiffs, in trust.
+ All documents required by the buyer will be at their expense.
NB: The bailiff reserves the right to add GST and PST to all sale price .
The sale is made with no legal warranty , at buyer`s risks and perils . The closing notary will be chosen by the vendor , or if buyer`s notary signs electronically we can accommodate.
no compensation will be paid to the broker if, before the signing of the deed of sale, the owner of the property or a third party remedies the defaults, pays the amounts owed to the judgment creditor, or if the said creditor withdraws their judgment and there is no longer any need to proceed with the present sale under court supervision. the same applies if the seller is prevented from completing the sale due to an injunction, order, or judgment of a court, or if the owner surrenders their assets in accordance with the provisions of the bankruptcy and insolvency law.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2007
Number of Rooms	15
Toiture	Asphalt shingles
Garage	Attached , Heated , Double width or more

Caractéristiques du terrain et extérieur

Dimensions du terrain	200 ft x 174 ft
Superficie du terrain	34,800 SF
Stat. (total)	Outdoor , 4 , Garage , 2
Proximité	Highway , Cegep , Golf , Park - green area , Bicycle path , Elementary school , Alpine skiing , High school , Cross-country skiing , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description

Dinette	1st level/Ground floor	9x11.3 ft	Wood	
Kitchen	1st level/Ground floor	9x12 ft	Ceramic tiles	
Dining room	1st level/Ground floor	10.8x12 ft	Wood	
Living room	1st level/Ground floor	12x16.8 ft	Wood	
Washroom	1st level/Ground floor	7x7.6 ft	Ceramic tiles	
Home office	1st level/Ground floor	8x10 ft	Wood	
Bathroom	2nd floor	7.6x8 ft	Ceramic tiles	
Bathroom	2nd floor	7.7x6 ft	Ceramic tiles	
Bedroom	2nd floor	12x10 ft	Wood	
Bedroom	2nd floor	11.8x9.7 ft	Wood	
Master bedroom	2nd floor	12x15 ft	Wood	
Den	2nd floor	8x12 ft	Wood	
Living room	Basement	12x10 ft	Floating floor	
Kitchen	Basement	12x11 ft	Floating floor	
Bedroom	Basement	12x10 ft	Floating floor	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Cheminée-Poêle	Wood burning stove
Approvisionnement en eau	Artesian well
Système d'égout	Purification field , Septic tank
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Separate entrance , Finished basement

Allée	Not Paved
Aménagement paysager	Landscape
Fondation	Poured concrete
Foyer	Wood burning stove

INCLUSIONS & EXCLUSIONS

Inclusions	Aucune
Exclusions	Everything

MARIO CONTE
REAL ESTATE BROKER