



Mario Conte
Delivering the Impossible
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Saint-Lin/Laurentides-15, Rue de Chambord

\$149,900



15, Rue de Chambord, Saint-Lin/Laurentides, J5M1S4

ULS : 22594743

[VISITE DE LA PROPRIÉTÉ](#)

Home has been partially affected by a fire . Located in the sought-after Lacs de Saint-Lin area, close to Lac Charbonneau, this property offers a peaceful living environment close to everything: elementary school, park, cross-country ski trail and much more. Just 5 minutes from downtown Saint-Lin, it represents an ideal opportunity to become a homeowner at a cost often lower than rent. Built on a 5,300 ft² lot, it includes 3 bedrooms, one of which is in the basement, a bathroom and parking for two cars. Ideal project for decerned buyers. Also please verify zoning with municipality .

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$29,700.00
Évaluation du bâtiment	\$81,600.00
Évaluation municipale	\$111,300.00

Taxes

Municipale	\$548.00
École	\$42.00
Total	\$590.00

ADDENDA

The notary will be chosen by the vendor.
A deposit representing 5% of the sale price must be paid, within 24 hours of acceptance of the promise to purchase, to the order of the firm Paquet & Associés, bailiffs, in trust.
All documents required by the buyer will be at the buyer's expense.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1970
Number of Rooms	10
Revêtement	Aluminum , Brick
Toiture	Asphalt shingles

Caractéristiques du terrain et extérieur

Superficie du terrain	5,327.10 SF
Stat. (total)	Outdoor , 2
Proximité	Daycare centre , Elementary school , High school

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	1st level/Ground floor	13.5x12 ft	Ceramic tiles	
Dining room	1st level/Ground floor	13.5x9 ft	Floating floor	
Living room	1st level/Ground floor	12.5x15 ft	Floating floor	
Master bedroom	1st level/Ground floor	18.10x13 ft	Floating floor	
Bedroom	1st level/Ground floor	14.5x10 ft	Floating floor	
Bathroom	1st level/Ground floor	11.4x8 ft	Ceramic tiles	
Family room	Basement	23.4x19 ft	Concrete	
Bedroom	Basement	14.5x12.5 ft	Floating floor	
Home office	Basement	14.10x12.3 ft	Concrete	
Storage	Basement	5x25 ft	Concrete	

Caractéristiques

Système de chauffage	Electric baseboard units
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Énergie de chauffage	Electricity
Approvisionnement en eau	Ground-level well
Système d'égout	Other , Absorbent well , Septic tank
Toiture	Asphalt shingles
Zonage	Residential
Allée	Asphalt
Aménagement paysager	Fenced , Land / Yard lined with hedges , Landscape

INCLUSIONS & EXCLUSIONS

Inclusions none

