

MARIO RIZZI

Affiliated real estate agent
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Residential - detailed**GROUPE SUTTON IMMOBILIA INC.**

Chartered real estate broker
VILLE MONT-ROYAL
1435, GRAHAM
VILLE MONT-ROYAL, QC
H3P 3M9

Off. : (514) 733-1210

Fax : (514) 733-0802



Listing **1152983** Status **Active** Asking Price **325,000 \$** Broker's decl. **No** Seller's decl. **BC: No**

Address

644 TAMARACOUTA CH
Mille-Isles, J0R 1A0

[Map](#)

Area

Level

Near (cross street)
Black Ch

Water heater
Ow.: 1 Rented: 0

Tot.num.units

Occupancy
30 days

Features

- Water supply : Artesian well
- Sewage system : Septic tank
- Siding : Aluminum
- Heating energy : Electricity, Heating oil
- Heating system : Forced air
- Bathroom : Ensuite bathroom
- Fireplaces-stoves : Fireplace (other)
- Driveway : Not paved
- Parking : Exterior (8)
- Specific features : Water front

Building type
Detached

Property type
Cottage

Building size
45 X 26 F

Year built
1974

Lot size
400 X F Irr

Living area
1300 SF

Lot area
10.7 AC

Room(s)	Bedroom(s)	Bathroom(s)	Pwd.room(s)
9	2+2	2	

Description and room sizes

1GF KIT	9.6 X 15 F	
1GF LVR	16 X 13.6 F	Brick Fireplace Wood
1GF BTH		
1GF OFF	11 X 11.6 F	
1GF DNR	11 X 11.6 F	
2 MBR	14 X 16 F	
2 BDR	11 X 13.6 F	

Assessm. Roll	Lot	Building	Total
	13,600 \$	59,300 \$	72,900 \$
		Assessment yr.: 2005	
Taxes	Municipal	School	Taxes total
	982 \$/2005	260 \$/2005	1,242 \$

Nominal roll :
Cadastral : **P-190**
Water surf. :
Cert. of loc. : **Yes/2002**

Definition of dwellings

No.rooms	No.bedrooms	Monthly rent	Expiration

Amazing four season cottage with brick fireplace and 400 feet of waterfront on beautiful lake Ivan. In total, over 466 000 sq ft (10.7 acres) of wooded and flat land leading to the lake. Just minutes away from St. Sauveur and less than an hours drive from downtown Montreal.

Inclusions

Antique Armoire, washer/dryer, stove, Garden tools, Internet lines with ExpressVu dish.

Exclusions

Source : **GROUPE SUTTON IMMOBILIA INC., Chartered real estate broker**

Chambre immobilière du Grand Montréal
Greater Montreal Real Estate Board



Service d'inscription multiples
Multiple Listing Service 

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Addendum

Four season Cottage with 400 feet of waterfront on beautiful lake Ivan, and over 460 000 sq ft of wooded and flat land leading to the lake.

Just minutes away from St. Sauveur.

Peaceful, quiet and sunny property located in Mille Isles; only an hours drive from downtown Montreal, with 10.7 acres (466,000 square feet) of south facing flat land with 400 feet frontage on Tamaracouta Road (paved) and 400 feet frontage on Lake Ivan. The house is a 4 season cottage with 1 1/2 storeys. There are 4 bedrooms (2 down and 2 up) and 2 full bathrooms. The combination Living/Dining room has a brick fireplace and large windows. The sunny kitchen is pine - painted white - with lots of counter space and storage. The basement is under 6 feet with lots of storage, a workshop and a laundry room. The furnace is dual energy - oil and electricity. The house also has a large brick fireplace.

Has great tasting water from the 200' well. There are cross-country ski trails across the street that run to St.

Sauveur. The mail delivery and pick-up is at the end of the driveway. On a school bus road. The zonage for Tamaracouta Road is commercial/residential and because the property is over 10 acres - it is classified as a farm; therefore you may have horses, barns, chickens, etc. St. Sauveur with its ski hills, stores, restaurants, banks and nightlife is an easy 15 minute drive away; Morin Heights is 12 minutes, St. Jerome (the Autoroute) is 22 minutes, Lachute (Autoroute 50) is 35 minutes.

Owner(s)**Source**

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Residential - photo album

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644 TAMARACOUTA CH Mille-Isles

Waterfront



Exterior



Frontage



Frontage



Frontage



Kitchen



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Residential - photo album

GROUPE SUTTON IMMOBILIA INC.

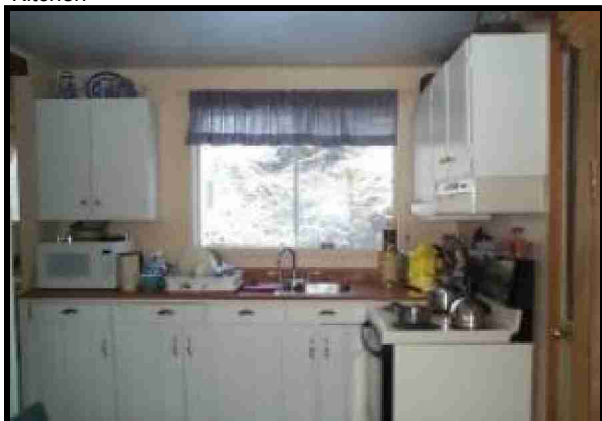
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644 TAMARACOUTA CH Mille-Isles

Kitchen



Bathroom



Master bedroom



Bedroom



Water view



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