



**Christian Ouellet, Real Estate Broker**

**Gauvin immobilier**

Real Estate Agency

161, 105, Route #CP 164

La Pêche (QC) J0X 3G0

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**\$129,900**

279 Ch. Clark, La Pêche, J0X 3G0 (Ch. Edelweiss)

**MLS® No.** 8601414 (Active)

**Seller's Declaration**

No

<b>Property Type</b>	Lot	<b>Possession</b>	2011-11-01
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	2011-11-01
<b>Lot Size</b>	269.93 X 353.75 m irr	<b>Lot Eval.</b>	\$30,000 (2011)
<b>Lot Area</b>	56,553.90 sqm	<b>Building Eval.</b>	
<b>Cert. of Location</b>	No	<b>Mun. Taxes</b>	\$199 (2011)
<b>Body of Water</b>		<b>School Taxes</b>	\$71 (2011)
		<b>Additional Rev.</b>	No



**Inclusions**

**Exclusions**

<b>Sewage System</b>	None
<b>Water Supply</b>	None
<b>Lot</b>	Bordered by hedges, Wooded
<b>Distinctive Features</b>	No rear neighbours
<b>Water (access)</b>	
<b>View</b>	Panoramic, View of the mountain
<b>Proximity</b>	Alpine skiing, Cross-country skiing, Elementary school, Golf, High school,
<b>Environmental Study</b>	

A gorgeous 13.9 acres lot 7 minutes to Wakefield village, a must see! Covenant applicable.

Source: Gauvin immobilier, Real Estate Agency

Prepared by Christian Ouellet, Real Estate Broker on 2011-08-27 at 12:38 pm