

# CENTURY 21

## Estrie

AGENCE IMMOBILIÈRE

2316, rue Principale Ouest,  
Magog (Québec) J1X 0J1

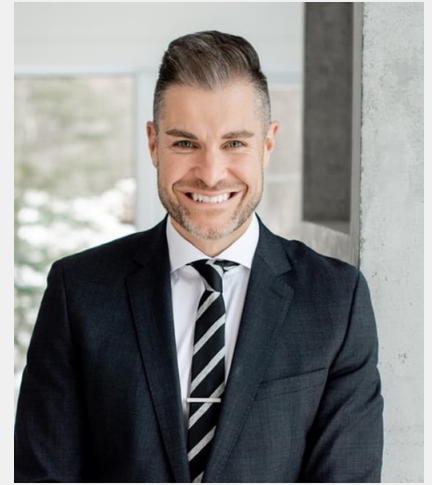
# 819 868-6000

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## 46, Mtée du Lac, Ayer's Cliff

MLS / ID #27061693



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### Description

**\*\* On the shores of Lake Massawippi \*\*** 125 feet of waterfront with spectacular lake views. You'll be immediately charmed by the brightness of this place. The elevated position of the property gives you the feeling of living in harmony with nature and the lake. The interior features cathedral ceilings, wood paneling, a wood burning fireplace, oak floors and oversized windows. You'll also be charmed by the youthful, contemporary character of this country estate. 4 bedrooms, 3.5 bathrooms, Lake-facing garden level overlooking outdoor living areas.

### Rooms details

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Ceramic tiles 7.6x9.2 P	
Kitchen	1st level/Ground floor	Wood 15.4x16.8 P	
Living room	1st level/Ground floor	Wood 22.7x15.4 P	
Dining room	1st level/Ground floor	Wood 14x14.5 P	
Washroom	1st level/Ground floor	Ceramic tiles 4.9x4 P	
Primary bedroom	1st level/Ground floor	Wood 16.1x15.5 P	
Bathroom	1st level/Ground floor	Ceramic tiles 8.7x12 P	
	2nd floor	Wood 15x20.1 P	

### Costs

Energy cost	\$5,450.00
Municipal Taxes	\$2,056.00
School taxes	\$300.00
Total	\$7,806.00

Room	Level	Floor cover	Infos
Family room	Basement	Concrete 13.9x24 P	
Bedroom	Basement	Concrete 10.9x9.6 P	
Bedroom	Basement	Concrete 13.9x14.3 P	
Bedroom	Basement	Concrete 14.3x13 P	
Bathroom	Basement	Concrete 6.6x6.1 P	
Bathroom	Basement	Concrete 9x8 P	
Laundry room	Basement	Concrete 5.1x13 P	
	Basement	Concrete 6.9x7.9 P	

## Other informations

Time occupation	90 days
Built year	2021
Financial recovery	Non
Lot's evaluation	\$467,000.00
Building evaluation	
Total evaluation	\$467,000.00
Type	Two or more storey
Year evaluation	2023
Seller's declaration	See listing broker
Certificate of localisation	-
Property Category	Residential
Type of building	Detached
Number of floors	-
Frontview of the building	18.98 Meters
Depth of the building	8 Meters
Lot frontage	38.54 Meters
Depth of field	- Meters
Lot area	6004.6 Square meters
Number of pieces	15
Number of rooms	4
Number of rooms in the basement	3
Number of bedrooms above ground	1
Number of bathrooms	3
Number of water rooms	1
Rental potential revenue	-
Other gross income	-
Annual income potential	-
Total Operating Expenses	
Name of water bodies	Lac Massawippi
Water body on the frontview	-
Total number of units	-
Year of the survey plan	-
Status	Sold
Sale without warranty	N

## Additional Features

Driveway	Not Paved
Landscaping	Landscape
Cupboard	Thermoplastic
Heating system	Electric baseboard units, Space heating baseboards, Radiant
Water supply	Artesian well
Heating energy	Electricity
Equipment available	Water softener, Other, Electric garage door, Central vacuum cleaner system installation, Ventilation system, Wall-mounted heat pump
Windows	Aluminum, PVC
Foundation	Poured concrete
Hearth stove	Wood fireplace
Garage	Other, Detached, Heated, Double width or more
Siding	Steel, Wood
Distinctive features	No neighbours in the back, Cul-de-sac, Navigable, Wooded lot: hardwood trees, Waterfront, Lake, Private street
Bathroom / Washroom	Adjoining to primary bedroom
Available services	Fire detector
Basement	Finished basement, Separate entrance, Other
Parking	Garage (3), Outdoor (10)
Sewage system	Purification field, BIONEST system, Septic tank
Window type	Crank handle, French window
Roofing	Tin
Topography	Sloped, Steep, Flat
View	Water, Mountain
Zoning	Residential