BARNES INTERNATIONAL REALTY | Québec

# 113 – 113B Ch. des Pinsons, Sutton

Reference: 21589847



**$ 1,095,000**

2 Bedrooms 1 Bathroom 16 700 ft²



**Florence McGuire**
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Informations non contractuelles

**BARNES Québec**
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| | | |
|---|---|---|
| Bedrooms : 2 | Bathrooms : 1 | Rooms : 5 |
| Plot size : 16 700 ft² | Construction : 2017 | |

This listing includes only the measurements of unit 113. Please refer to listing No. 19384417 for the measurements of units 113A and 113B, as well as all financial details.Located in the heart of the peaceful Domaine Mont-Louis in Sutton, this property offers an enchanting setting close to the village, the mountain and outdoor activities. It also benefits from access to the private Lac des Deux Hérons.Set on a landscaped lot of over 16,700 sq. ft., this triplex stands out for its inviting architecture, wood siding and versatile layout, offering an opportunity for both owner-occupants and investors.The property comprises three residential units, each with its own garage.UNIT DESCRIPTIONS113: Four-room apartment featuring two bedrooms, a bathroom and a living area with a wood-burning fireplace.113A: Five-room apartment featuring three bedrooms, including one on a mezzanine accessible by a ladder, and a living room with a wood-burning fireplace.113B: Four-room apartment featuring two bedrooms, a fully renovated kitchen, new flooring, a bathroom and inviting living spaces with a gas fireplace.OCCUPANCY AND RENTAL INCOMEUnits 113A and 113B are currently owner-occupied. Unit 113 is rented until April 2027.113: Monthly rent of $1,065.113A: Estimated monthly rental value of $1,950.113B: Estimated monthly rental value of $1,950.Potential annual gross income: $59,580.Estimated rental values reflect rents in effect at the time of acquisition, rental market conditions and improvements made since. They represent potential income rather than rent currently collected and do not constitute a guarantee of future income.Occupancy of unit 113 is subject to the terms of the existing lease.LEASE INCLUSIONS AND EXCLUSIONS — UNIT 113Inclusions: Snow removal from the parking area and right of access to the grounds.Exclusions: Heating, electricity and snow removal from the balcony, entrance, walkways, driveway and stairs, which are the tenant's responsibility.RENOVATIONS AND CONSTRUCTIONOriginally built in 1974, the main building underwent a complete renovation in 2017. The building housing the third unit, located above the three garages, was also constructed in 2017.A PRIME LOCATIONJust minutes from Mont Sutton, hiking trails, ski slopes and village attractions, this property offers a desirable balance of tranquility, outdoor living and proximity to amenities. Access to the private Lac des Deux Hérons allows residents to fully enjoy the beauty of the surrounding natural environment.

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Included : 113 B) Dishwasher, washer and dryer, awning, window coverings and all light fixtures. 113 A) Stove, refrigerator, dishwasher, washer and dryer, window coverings and all light fixtures.

Excluded : All furniture and personal belongings of the sellers, as well as those of the tenant of unit 113.



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