BARNES INTERNATIONAL REALTY | Québec

113Z – 113BZ Ch. des Pinsons, Sutton

Reference: 19384417



$ 1,095,000

2 Bedrooms 1 Bathroom 16 700 ft²



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Informations non contractuelles

BARNES Québec
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Bedrooms : 2	Bathrooms : 1	Rooms : 4
Plot size : 16 700 ft²	Construction : 2018	

A true mountain retreat, this triplex nestled in the heart of Domaine Mont-Louis in Sutton offers an exceptional lifestyle where nature, tranquility and comfort come together. Just minutes from the village and ski slopes, it stands out for its charming architecture, three garages and access to the private Lac des Deux Hérons. Fully renovated and expanded in 2017, the triplex comprises three residential units, two of which are owner-occupied, with potential annual rental income estimated at nearly $60,000. A rare opportunity to combine mountain living with real estate investment.

Located in the heart of Sutton's peaceful Domaine Mont-Louis, this triplex offers an enchanting setting close to the village, the mountain and a wide range of 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 attractive opportunity for both owner-occupants and investors.The triplex comprises three residential units, each with its own garage.UNIT DESCRIPTIONS113: Four-room apartment featuring two bedrooms, one bathroom and a living area with a wood-burning fireplace.113A: Five-room apartment offering three bedrooms, including one located on a mezzanine accessible by a ladder, as well as a living room with a wood-burning fireplace.113B: Four-room apartment featuring two bedrooms, a fully renovated kitchen, new flooring, one bathroom and inviting living spaces enhanced by a gas fireplace.OCCUPANCY AND RENTAL INCOMEUnits 113A and 113B are currently owner-occupied. Unit 113 is leased 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 rental income: $59,580.The estimated rental values take into account the 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 shall be subject to the terms of the existing lease.INCLUSIONS AND EXCLUSIONS UNDER THE LEASE FOR UNIT 113Inclusions: Snow removal of the parking area and right of access to the grounds.Exclusions: Heating, electricity and snow removal of the balcony, entrance, walkways, vehicle access and stairs, all of which are the tenant's responsibility.RENOVATIONS AND CONSTRUCTIONThe main

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building, originally built in 1974, underwent a complete renovation in 2017. The building housing the third residential 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 between 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.A rare opportunity to combine mountain living with real estate investment in one of Sutton's sought-after neighbourhoods.

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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