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MLS® No. 8495643 (Active)



\$749,000

**39 Ch. du Ravin
 Chelsea
 J9B 1N1**

Region Outaouais
Neighbourhood Chelsea East (Old Chelsea +)
Near ch Deschenes
Body of Water

Property Type	Two or more storey	Year Built	2004
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	48.5 X 20.5 ft irr	Repossession	Yes
Living Area	3,034.00 sqft	Trade possible	
Ground Area	1,117.00 sqft	Cert. of Loc.	No
Lot Size	218 X 197 ft	File Number	82025 6140 54 1984
Lot Area	43,110.00 sqft	Possession Date	30 days PP/PR Accepted
Cadastre	2636343	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2011	Municipal	\$4,503 (2011)	Common Exp.	
Lot	\$53,200	School	\$1,091 (2011)	Electricity	
Building	\$487,000	Infrastructure		Oil	
		Water		Gas	
Total	\$540,200	Total	\$5,594	Total	

Room(s) and Outdoor Feature(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
		14	3+2	2+2
Level	Room	Size	Floor Covering	Additional Information
GF	Boudoir	11 X 10 ft	Concrete	radiant floors
GF	Office	12 X 10 ft	Concrete	radiant floors
GF	Bedroom	12 X 10 ft	Concrete	radiant floors
GF	Family room	16 X 11 ft	Concrete	radiant floors
2	Living room	23 X 16 ft	Concrete	propane gas fireplace
2	Dining room	14 X 13 ft	Concrete	
2	Kitchen	14 X 10 ft	Concrete	walk in pantry
2	Master bedroom	12 X 12 ft	Concrete	
2	Bathroom	6 X 6 ft	Ceramic	
3	Bedroom	13 X 12 ft	Ceramic	
3	Bedroom	12 X 10 ft	Ceramic	
3	Bathroom	6 X 6 ft	Ceramic	
2	Powder room	4 X 4 ft	Ceramic	

GF	Powder room	4 X 4 ft	Ceramic
Outdoor features		Size	
Garage		24 X 35.8 ft	

Features

Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply	Artesian well	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (16), Garage (3)
Siding	Wood, POST & BEAM STRUCTURE	Driveway	Asphalt
Windows	Aluminum	Garage	Detached, Double width or more, LOFT 2ND STOREY
Window Type		Carport	
Energy/Heating	Electricity	Lot	Wooded, Landscaped
Heating System	Electric baseboard units, Radiant	Topograpy	
Basement	Finished basement, Outdoor entrance	Distinctive Features	Cul-de-sac, No rear neighbours
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Fireplace - Other: PROPANE GAS	Proximity	Elementary school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Water softener, Electric garage door opener, Wall-mounted heat pump, Alarm system	Energy efficiency	

Inclusions

Exclusions

Propane tanks x 3

MLS® Remarks

REPOSSESSION UNIQUE ESTATE PROPERTY, LOG HOME WITH POST & BEAM STRUCTURE 3034 SQ.FT. PLUS TRIPLE GARAGE WITH 900 SQ.FT. LOFT FOR HOME OFFICE. RADIANT FLOORS ON 1ST & MAIN MEXICAN STYLE CONCRETE SLAB. CHERRY WOOD QUALITY KITCHEN CABINET OPEN CONCEPT DINING & LIVING AREA. MEZZANINE,GAS STONE FIREPLACE. 5 BEDROOMS,4 BATHROOMS. Sold as is no garanty

Addendum

SOLD AS IS NO GARANTY

Square timber LOG HOME WITH POST & BEAM STRUCTURE 3034 sq.ft. custom built 2004 with superior quality materials and workmansip.

1st ground level 1117 sq.ft.

2nd level 1117 sq.ft.

3rd level 800 sq.ft.

Wrap around porch-a rear screened porch and 35 year roof shingles - radiant heating system throughout - stamped polished concrete floors- 2 wells-ecoflow septic system- a stone finish/propane gas fireplace in the living room- central air-cond-pot lighting- custom cabinets CHERRY Wood and bathroom fixtures- extensive site improvements and oversized detached garage with finished bonus room above.

Aluminum clad windows and doors

Cast iron Franklin gas fireplace complete with cultures stone design from floor to ceiling.

Phone lines, high speed and full electrical 100 amps panels

Pin stairs to loft, pine ceilings and walls, floating floors.

12 x 12 pine siding shed

16 Car paved parking space

20 x 20 Ext. Post and Beam Pergola and terrasse sitting area in the backyard mountain.

New Well 2006, new hot water tank and well pump
and new water softener system.

Septic system includes ecoflow and a septic bed system replaced in 2010.

5 bedrooms

4 renovated bathrooms in 2010

loft and office are above garage

Walk out first level access complete with double entries front doors and access from 4th bedroom

Guest bedroom on 2nd floor

Sale without legal warranty of quality, at the buyer's risk

Seller's Declaration

No

Source

DYNAMIQUE IMMOBILIER, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Frontage



Garage



Living room



Living room



Living room



Hall



Family room



Family room



Bedroom



Powder room



Powder room



Powder room



Bathroom



Exterior



Veranda



Garage



Mezzanine



Other



Overall view



Overall view