



Jonathan Saveriano, Residential and Commercial Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
 Real Estate Agency
 245, av. Victoria #20
 Westmount (QC) H3Z 2M6
<https://cscimmo.com>

514-486-5283 / 514-933-5800
 Fax : 514-933-2299
jonathan@cscimmo.com



Centris No. 13473752 (Active)



\$2,500/month X 12 month(s)

61 Ch. des Riverains

Austin

J0B 1B0

Region Estrie

Neighbourhood

Near Rue du Lac des Sittelles

Body of Water Lac Webster

Property Type	Two or more storey	Year Built	1999
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area	938.7 sqft	Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	43,088.99 sqft	Occupancy	2024-10-01
Cadastre	5385302	Deed of Sale Signature	2024-10-01
Zoning	Residential, Recreational and tourism		

Municipal Assessment	Taxes (annual)	Expenses/Energy (annual)
Year	Municipal	Common Exp.
Lot	School	Electricity
Building	Infrastructure	Oil
	Water	Gas
Total	Total	Total

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	2+2	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	12.1 X 12.4 ft	Laminate floor		
GF	Dining room	12.11 X 8.9 ft	Laminate floor		
GF	Living room	13.3 X 12.7 ft	Laminate floor		
GF	Bedroom	12.3 X 10.2 ft	Laminate floor		
GF	Bedroom	12.1 X 10 ft	Laminate floor		
GF	Bathroom	8.11 X 6 ft	Ceramic		
BA1	Family room	21.3 X 14 ft	Carpet	Gas stove	
BA1	Bedroom	11.11 X 11.5 ft	Carpet		
BA1	Bedroom	11.11 X 9.7 ft	Carpet		
BA1	Bathroom	8.8 X 6.6 ft	Ceramic	washer/dryer	
BA1	Storage	12 X 7.3 ft	Carpet		
Additional Space			Size		
Balcony			25.8 X 10.7 ft		

Features

Sewage System
Water Supply
Foundation
Roofing
Siding
Windows
Window Type
Energy/Heating
Heating System
Basement
Bathroom
Washer/Dryer (installation)
Fireplace-Stove
Kitchen Cabinets

Property/Unit Amenity
Restrictions/Permissions

Pets

Rented Equip. (monthly)
Renovations
Pool
Park (total)
Driveway
Garage
Carport
Lot
Topography
Distinctive Features
Water (access)
View
Proximity
Building's Distinctive
Features
Energy efficiency
Mobility impaired
accessible

Inclusions

Fully furnished

Exclusions

Heat, electricity, propane for fire place, internet, cable, snow removal, lawn maintenance

Remarks

Lakefront property with a facade of more than 285 feet on Lake Webster , this open concept chalet with 4 bedrooms and 2 bathrooms is a true oasis of peace and quiet in a natural setting! 2 large balconies face the waterfront. Great location just minutes from Magog and Mont Orford!

Addendum

CONDITIONS OF LEASE

All promises to lease will include the names of all people planning to occupy the premises and are to be presented with recent Oigny & Thibodeau, Equifax or TransUnion report at the LESSEE's expense. Additionally, a letter of employment and consent to verify payment habits form must be submitted. All promises to lease shall be made conditional upon the LESSOR's satisfaction with the aforementioned documentation and verifications.

No animals allowed unless written permission is specifically obtained from the Lessor along with a one month damage deposit.

No smoking of any kind (tobacco, cannabis or vaping) is permitted in the building or on the property in general.

The cultivation, consumption or inhalation of cannabis is absolutely prohibited in the building or on the property in general.

Lessee will grant access to the Lessor when needed for annual inspections for which notice of at least twenty-four (24) hours will be given to the Lessee, the whole in compliance with the Quebec Civil Code as applied by the Housing Tribunal (TAL)

Lessee must provide proof of a minimum of two million dollar insurance policy for civil liability and maintain such policy in force during the entire term of the lease and remit a copy to the Lessor prior to the occupation date. The Lessee must also maintain tenant's insurance for the term of the lease.

The property shall not be painted unless otherwise agreed to with Lessor.

No subletting or short-term rentals such as Airbnb or similar are allowed. Airbnb or a similar short-term sublet will be considered a repudiatory breach of the Lease

At the end of the term of the lease, the property must be returned in the same condition as when rented: this includes all

inclusions of the property, as well as the condition of the floor, minus normal wear and tear.

Seller's Declaration

No

Source

GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency



Waterfront



Exterior



Living room



Living room



Living room



Living room



Interior



Dining room



Kitchen



Kitchen



Dining room



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



Family room



Family room



Family room



Family room



Family room



Bedroom



Bedroom



Bedroom