



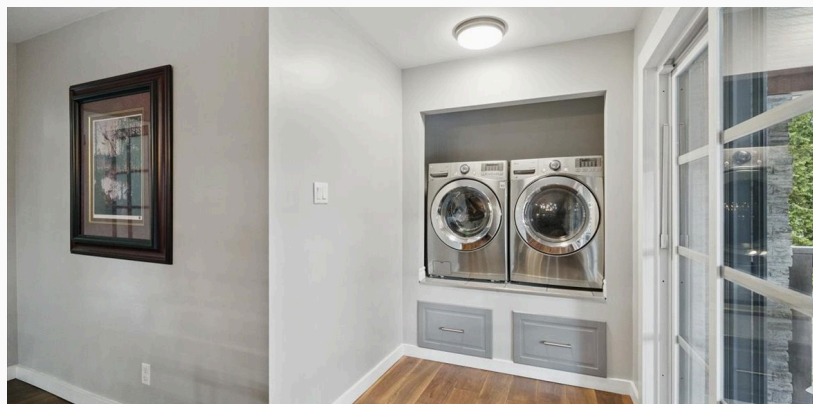
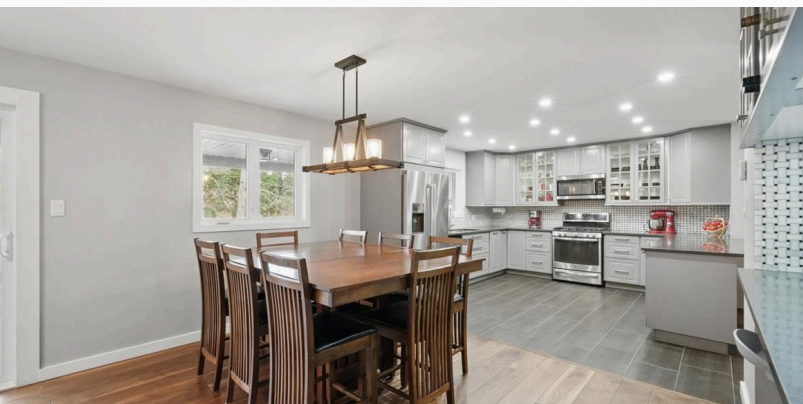
Key Features

- ✔ 8.2 acres, surrounded by Larose Forest
- ✔ Renovated 3-bedroom, 2-bathroom bungalow
- ✔ 550+ ft paved, tree-lined driveway
- ✔ Double attached garage (new doors 2017)
- ✔ Detached heated shop – 3,000+ sq ft with:
 - 5 garage doors - 2017 (2 oversized)
 - Loft, hoist, 200 amp panel, welder connection
- ✔ Main floor laundry
- ✔ Inground pool (resurfaced 2021)
 - Wrought iron fence, shed, 15x20' deck
- ✔ Covered verandas – front & back
- ✔ Sunken living room with wood fireplace
- ✔ 7" black walnut hardwood floors
- ✔ Kitchen with quartz countertops & gas stove
- ✔ Heated floors in kitchen + bathroom
- ✔ Boiler + air exchanger – 2023
- ✔ Heat pump, AC, roof, windows, kitchen – 2017
- ✔ Propane Hot Water Tank (owned) – 2017
- ✔ Basement spray foam insulation – 2019
- ✔ Wood stove – 2022
- ✔ Sump pump – 2017 + Spare included
- ✔ Foundation maintenance – 2018
- ✔ 200 amp service + 3 panels in shop
- ✔ Propane: ~\$300/month; Hydro: ~\$120/month



MATHIEU GIGNAC

4523 CHAMPLAIN STREET
BOURGET, ON



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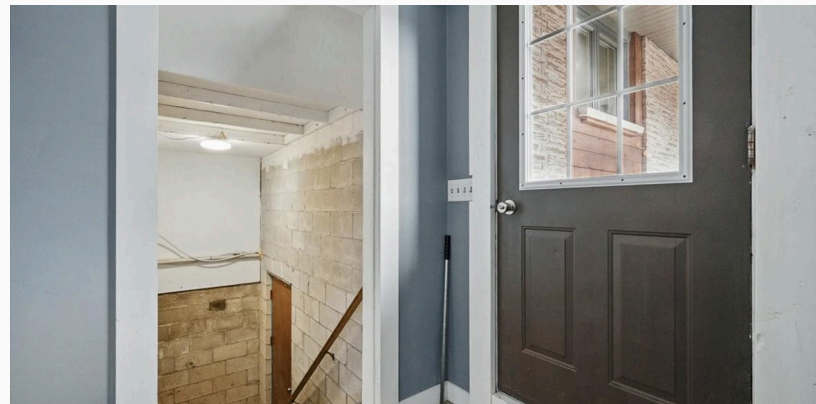
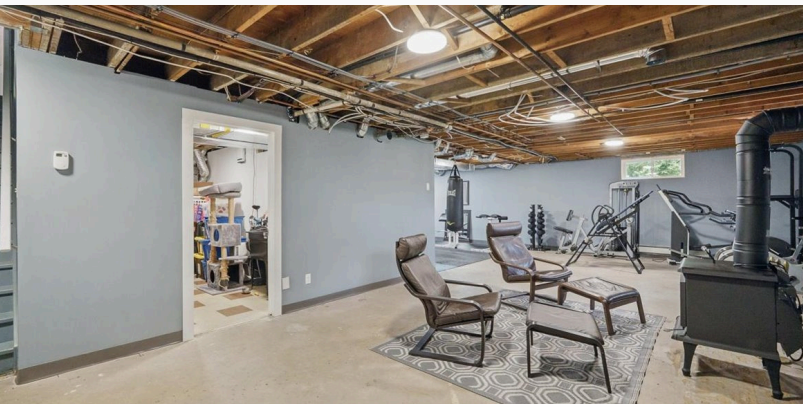
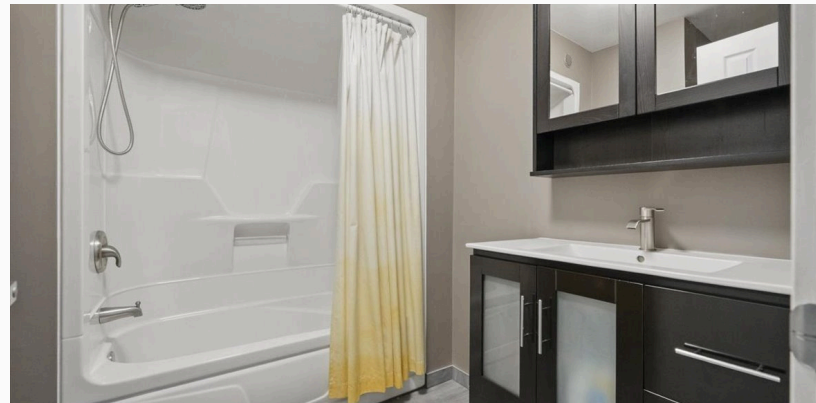
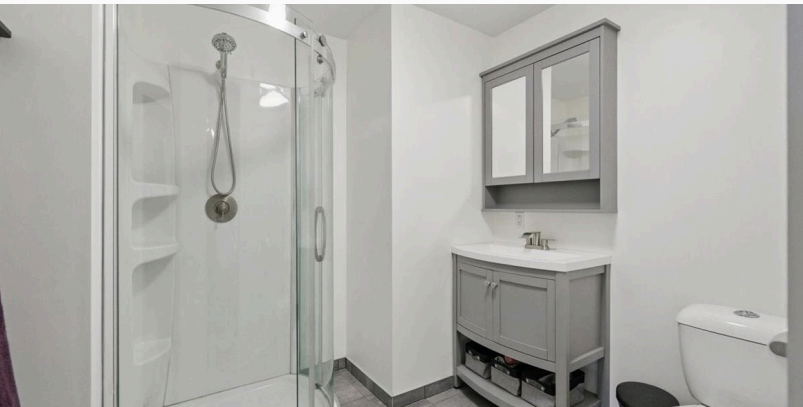
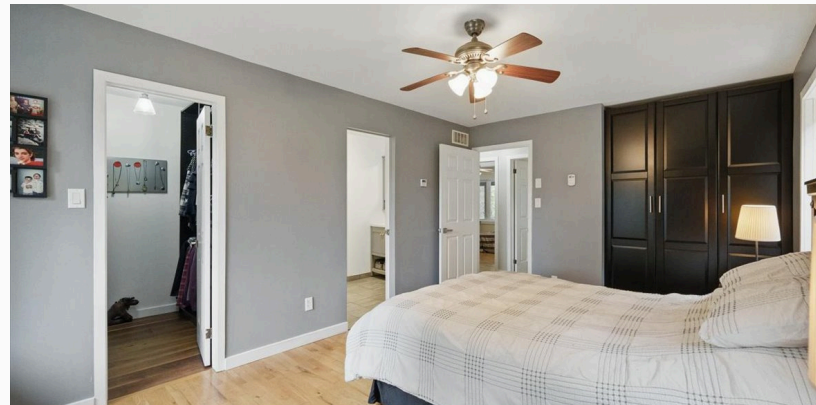
HELPING YOU MAKE THE RIGHT MOVE



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HIGHLIGHTS

LOCATION:

- In the heart of the Larose Forest offering an extensive network of trails for hiking, biking, ATV/snowmobiling, snowshoeing, cross-country skiing, etc.
- 8.2 acres of wooded land with private pond, turning into a skating rink in the Winter.
- Located in the friendly town of Bourget where you'll find the Bourget Park featuring recreational facilities such as a basketball half-court, skatepark, play structures, baseball and soccer fields, a volleyball court, a splash pad, and a gazebo.
- Close proximity to the Lavigne Natural Park provides over 10 km of trails suitable for walking in the summer and snowshoeing or cross-country skiing in the winter.
- Easy access to the Prescott and Russell Recreational Trail, a converted former railway line, connecting from Hammond to St-Eugène, passing through the village of Bourget and offering over 72km of trail for even more opportunities for cycling, walking, and skiing.
- Located a few minutes from a French Elementary school, grocery store, hardware store, LCBO, camping site, pizza shop and sit-down restaurant.
- Easy commute to Rockland (20 mins), Orleans (30 mins), Downtown Ottawa (45 mins)

INTERIOR OF HOME:

- Boiler (2023)
- HRV (2023)
- Heat pump (2017)
- Sump pump (2017) with spare one included
- Propane gas hot water tank – owned (2017)
- Windows (2017) and living room + 1 bedroom (2024)
- Kitchen with quartz countertops + gas stove (2017)
- Matching cabinets in the bar area of the dining room (2017)
- Extra storage in pantry in hallway
- Porcelain tile heated floors in kitchen and bathrooms (2017)
- Bathrooms (2017) and primary bedroom vanity (2025)
- Paint: Main floor (2017), basement (2020), primary bedroom (2025)
- Central vacuum in place
- Main floor laundry (2017)
- Sunken living room with wood fireplace insert (2017)
- 7 inch plank black walnut hardwood floors (2017) on main floor except bedrooms.
- Basement entrance from attached garage – in-law suite/SDU possibility
- Cold storage under front porch
- Partially finished basement with closed cell insulation (Spray foam / 2019) + painted drywall (2019)
- Wood stove (2022)

HIGHLIGHTS

EXTERIOR OF HOME:

- Paved entrance, driveway 550+ feet
- All stone and brick exterior
- 15' x 20' wood deck (2017)
- High-grade metal roof (2017)
- Exterior doors (2017)
- Preventive maintenance done around foundation (2018): Dug 4 feet around home and applied tar on foundation + new parking.
- Septic bed (6.5 years old) – Eco Flow with a small leaching bed. Premier Tech evaluates Eco Flow yearly. Located north of the pool area at the back of the home.
- Dug well – new cement cover (2018). Located east of the shop (back), close to the dog enclosure.

POOL:

- In-ground pool resurfaced (2021)
- New liner (2021) + New trampoline style cover / Latham mesh cover (2021)
- Wrought iron fence around pool (2018)
- Approximately 3.5 ft deep on shallow end, and approximately 8 ft deep on the deeper end.
- Chlorine water
- Pool shed (2018)
- Yearly maintenance done on pool
- Pump and filter age unknown – present at time of purchase but work well.

SHOP:

- Over 3000 sqft
- Fully insulated (insulation + vapour barrier + metal finish)
- Professional hoist in place
- Hydro - 3 panels (coming from home – 200 amp) and welder connection
- Insulated loft
- High-grade metal roof (2017)
- 5 garage doors (2017): 12'w x 10'h, 12'w x 12'h, 7'w x 8'h, 7'w x 8'h, 8'w x 9'h

OTHER:

- Current internet provider: Bell Fibe 50+gb
- Approximate monthly hydro: \$120 (dependent on heat pump use + pool usage)
- Approximate yearly propane: \$4,000. 2 tanks rented via Levac.
- Approximately 1 cord/year (Seller doesn't use for heating, mostly for pleasure)
- Seller has screens and blinds for windows (no blind for kitchen window)
- Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood fan, Washer, Dryer, All Existing Light Fixtures + Ceiling Fans, All Existing Window Coverings, Central Vacuum, All pool accessories + trampoline style cover, Gas Hot Water Tank.
- Rental Equipment: Propane Tanks + Meter Reader (\$48)



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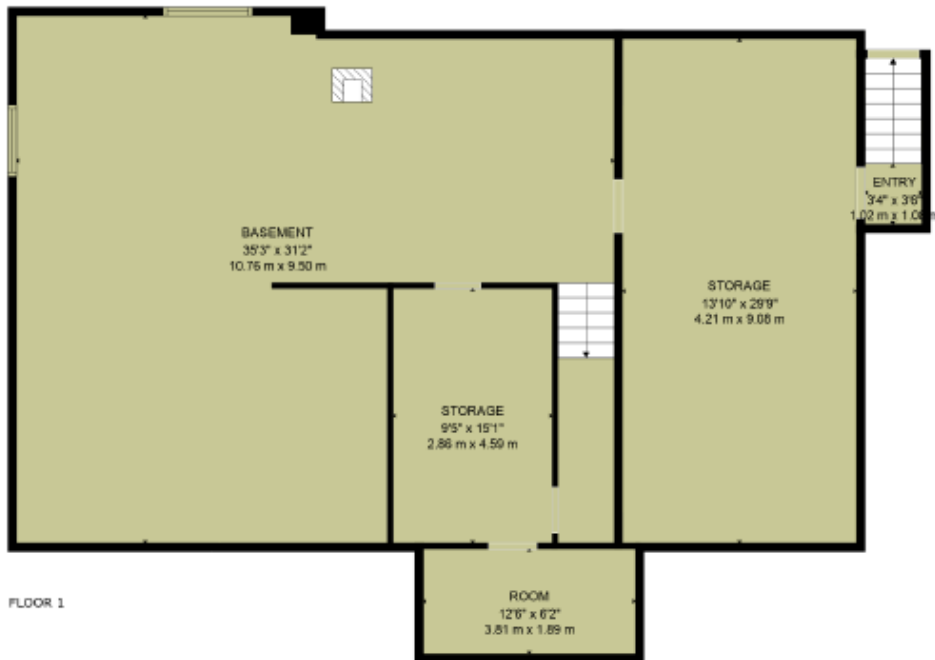
4523 CHAMPLAIN STREET

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FLOORPLAN



FLOOR 2



FLOOR 1

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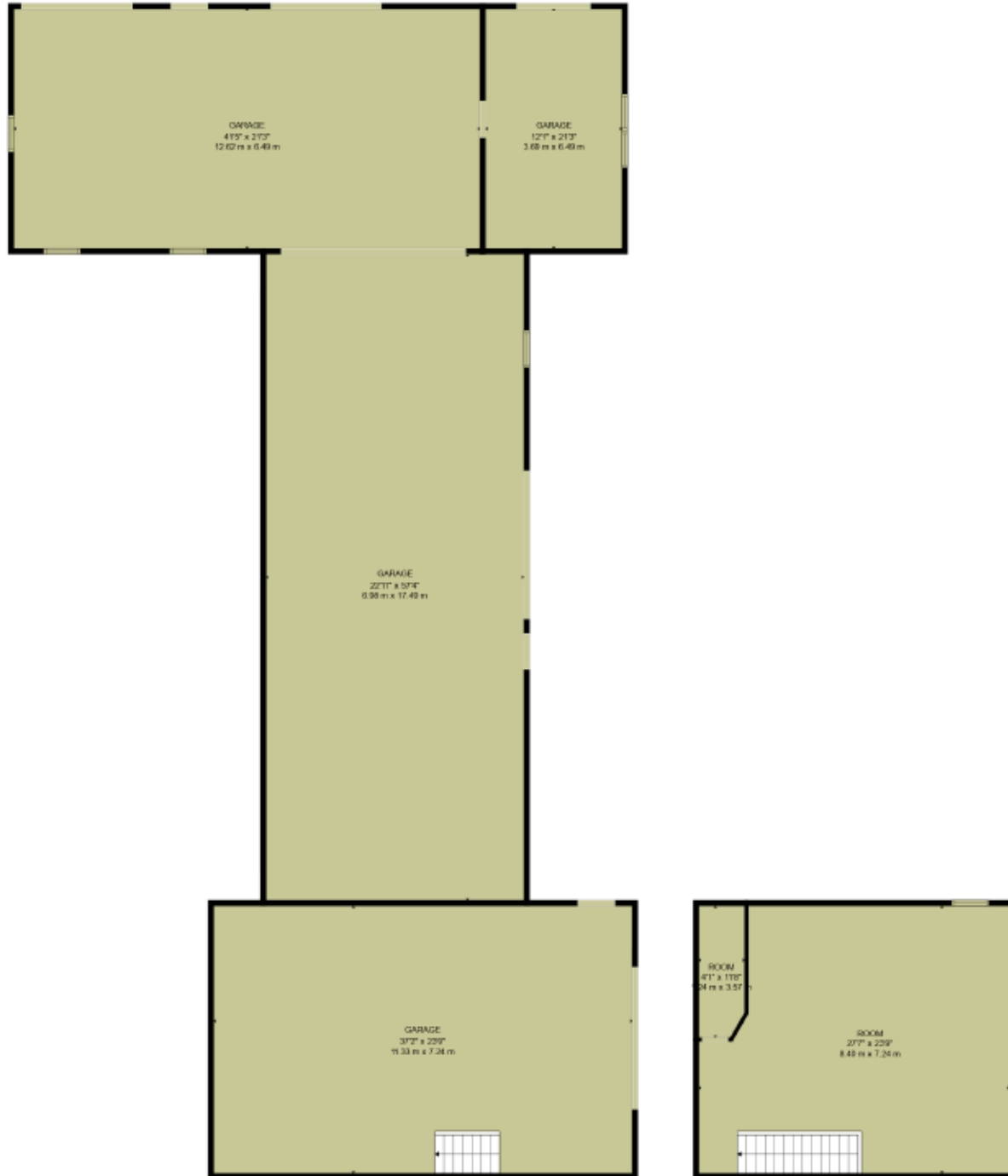


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