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Centris No. 26732292 (Active)

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\$1,975,600 + GST/QST

2138 Route 116
Danville
J0A 1A0
Region Estrie
Neighbourhood
Near Boul. Kingsey

Body of Water

Property Type	Hobby farm	Year Built	1987
Style	Split-level	Reposess./Judicial auth.	No
Intergenerational		Trade possible	
In Operation	Yes	Cert. of Loc.	Yes (2025)
Operation	Cultivation	File Number	
Size of Main Residence	50 X ft irr	Cultivation	Trees, various species
Living Area	2,114 sqft	Quota Certificate Available	No
Main Residence Area	2,114 sqft	Annual Sales	
Lot Size	3500 X ft irr	Occupancy	60 days PP/PR Accepted
Lot Area	334.85 ac	Deed of Sale Signature	60 days PP/PR Accepted
Drained Lot Area			
Cadastre	4079067, 5499235, 5501095, 5501096, 5501097, 5739735		
Zoning	Agricultural, Forest		
Soil quality plan			
Farm plan			
Production plan			

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2025	Municipal	\$5,938 (2025)	Electricity	\$2,345
Lot	\$501,600	School	\$503 (2026)	Oil	
Building	\$293,500	Infrastructure		Gas	
		Water			
Total	\$795,100 (248.47%)	Total	\$6,441	Total	\$2,345

Annual Expenses

Insurance	\$1,541	Maintenance	\$800
Common expenses	\$0	The maintenance amount (\$800) includes the snow removal only.	
Total	\$2,341		

Room(s) and Additional Space(s)

No. of Rooms 11 **No. of Bedrooms (above ground + basement)** 4+0 **No. of Bathrooms and Powder Rooms** 2+1

Level	Room	Size	Floor Covering	Additional Information
GF	Bedroom	14.5 X 16.5 ft	Wood	
GF	Bedroom	12.5 X 16.8 ft	Wood	
GF	Kitchen	13.5 X 14.7 ft	Ceramic	
GF	Dining room	7.3 X 11.3 ft	Wood	
GF	Living room	16.2 X 29.5 ft	Wood	
GF	Bathroom	7.5 X 8.5 ft	Ceramic	
GF	Bathroom	4.9 X 7.5 ft	Ceramic	
2	Bedroom	11.2 X 19.9 ft	Parquetry	
2	Bedroom	13.2 X 20.9 ft	Parquetry	
2	Office	6.9 X 7.3 ft	Parquetry	
2	Powder room	5 X 7.1 ft	Ceramic	
BA1	Family room	26.5 X 23.9 ft	Concrete	Fireplace-Stove.
BA1	Storage	12.5 X 23.11 ft	Concrete	
BA1	Bathroom	8.7 X 13.1 ft	Concrete	
BA1	Workshop/Wood chute	12.7 X 25.6 ft	Concrete	

Additional Space

Workshop

Size

Additional Buildings

	Size	Year Built
Garage	24 X 30 ft irr	Unknown
Shed	20 X 35 ft irr	Unknown
Storage shed	12 X 14 ft irr	Unknown

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	
Water Supply	Surface well	Renovations	
Foundation	Poured concrete	Pool	Above-ground
Roofing	Asphalt shingles	Parkg (total)	Driveway (10), Garage (2)
Siding	Vinyl	Driveway	
Windows		Garage	Detached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity, Wood	Lot	Wooded, Pine forest
Heating System		Topography	Flat
Basement	6 feet and more, Finished basement, Workshop and wood chute	Distinctive Features	No rear neighbours
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	Cross-country skiing, Elementary school, High school, Highway, Snowmobile trail, ATV trail
Kitchen Cabinets	Melamine	Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Mobility impaired accessible			

Inclusions

Everything that is attached (permanently or quasi-permanently connected as an electrical or mechanical service), or built-into the buildings, is included in the sale.

Exclusions

All furniture, appliances in the home, and farm and outdoor maintenance equipment, are not included in the sale price, and are to be negotiated with the vendor.

Remarks

This beautifully manicured property, boasting a cultured pine forest, several kilometers of maintained trails (part of a greater-area trail network), and a meandering river flowing through the back part of the property, is ideal for a family searching for a quiet, peaceful lifestyle in a natural environment. Enjoy the splendors of nature, while still appreciating the comforts of a modern home as part of a functional and attractive yard layout with efficiently planned out -buildings, the whole of which has been built over the last few decades by a dedicated and skilled owner.

Addendum

AGRICOLE-FORESTRY HARVESTING: These six wooded lots, totaling 335 acres, are located partly in the municipality of Danville, partly in the municipality of Kingsley Falls, within the Eastern Townships, the inviting tree-lined entrance situated directly on Route 116. Halfway between Montreal and Quebec City, 40 minutes from both Sherbrooke and Drummondville, and 20 minutes from Victoriaville, the location is central within the province and easily accessible from all directions.

The house, which offers approximately 2,000 square feet of space on two floors, plus a large basement, was built in 1987 by the former owner, who was very quality-conscious. It features a bright and open living space that can accommodate a large family. The basement offers full ceiling heights, and has a wood stove in the main room that provides a pleasant central warmth. A large workshop completes a practical layout, including a firewood chute, like in the old days. There is a bathroom and a laundry room in the basement, the whole of which could be adapted as a space for a teen-agers or other member of the family or individual.

The 50 year-old pine forest on this property is exceptionally well maintained, offering a network of walking trails, and can also easily be traversed through the underbrush, which is covered almost throughout in a bed of pine needles. Many deer and other animals make it their territory and are frequently seen on the edge of the forest and crossing trails in their daily movements. The forest has been harvested twice since its initial planting more than 50 ago (harvested 20 years ago and 10 years ago); it is now due for another round of harvesting, offering potential income to the owner.

A meandering river runs through the back of the property, providing a beautiful vista for those who would venture a nice long walk along the trails, to be rewarded by the view of this truly magnificent river having carved its bed in successive half-moons across a wide opening in the forest; well worth the walk!!

Also, the provincial bicycle path network runs through a portion of the land; and the Mount Gleason alpine ski center is only a few kilometers away.

Sale with exclusion(s) of legal warranty : Sold without legal warranty, at the buyer's own risk & peril.

Seller's Declaration

Yes SD-98447

Source

CENTURY 21 VISION, Real Estate Agency
FIDELIS IMMOBILIER COMMERCIAL, 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.



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other



Other



Kitchen



Primary bedroom



Primary bedroom



Bedroom



Other



Other



Other



Other