



**Antoine Zabal**, Real Estate Broker  
**ROYAL LEPAGE VILLAGE**  
 Real Estate Agency  
 263-C, boul. St-Jean  
 Pointe-Claire (QC) H9R 3J1  
<http://firstcorp.ca/az/>

514-777-2363 / 514-694-2121  
 Fax : 514-695-1869  
[zabal@royalpage.ca](mailto:zabal@royalpage.ca)



**Centris® No.** 28627646 (Active)



**\$488,000**

**Boul. Gouin O.  
 Pierrefonds-Roxboro (Montréal)  
 H9K 1G4**

**Region** Montréal  
**Neighbourhood** Pierrefonds/West  
**Near** l'Anse de l'Orme  
**Body of Water** Lac de Deux Montagnes

<b>Type</b>	Lot	<b>Repossession</b>	
<b>Cadastre</b>	1977251	<b>Trade possible</b>	
<b>Lot Size</b>	202 X 81 ft	<b>Certificate of Location</b>	No
<b>Lot Area</b>	16,374.05 sqft	<b>File Number</b>	
<b>Technical Description</b>		<b>Deed of Sale Signature</b>	15 days PP/PR Accepted
<b>Staking Certificate</b>			
<b>Boundary-Marking Minutes</b>			
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses (annual)</b>	
<b>Year</b>	2017	<b>Municipal</b>	\$2,610 (2017)	<b>Common Exp.</b>	
<b>Lot</b>	\$202,300	<b>School</b>	\$308 (2016)	<b>Insurance</b>	
<b>Building</b>		<b>Infrastructure</b>		<b>Maintenance</b>	
		<b>Water</b>		<b>Equipment (rental)</b>	
				<b>Management/Administration</b>	
<b>Total</b>	\$202,300	<b>Total</b>	\$2,918	<b>Total</b>	

<b>Zoning</b>		
	<b>Density</b>	<b>Height</b>
<b>Residential</b>		
Single-family		

<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Water (access)</b>
<b>Water Supply</b>	Municipality	<b>View</b>
<b>Lot</b>	Wooded: mixed trees	<b>Environmental Study</b>
<b>Topography</b>		<b>Proximity</b>
		Bicycle path, CEGEP, Cross-country skiing, Elementary school, Golf, High school, Highway, Park
<b>Distinctive Features</b>	No rear neighbours	

<b>Inclusions</b>
municipal water and sewer services

**Exclusions****Broker - Remarks**

Rare find! Location! Location! This lot is close to Cap St.Jacques beach, nature park, College "Charlemagne" Close to HWY 40. Municipal water and sewer services. Ready to build your dream house!

**Sale with legal warranty****Seller's Declaration**

No

**Source**

ROYAL LEPAGE VILLAGE, 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



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Back facade



Other



Frontage



Exterior



Other



Street



Exterior



Other



Other



Other



Frontage