



Justin Lachapelle, Certified Real Estate Broker AEO
IMMEUBLES MTL / MTL REALTY
 Real Estate Agency
 2835, pl. Winner
 Saint-Lazare (QC) J7T 2B1
<http://www.immeubles-mtl.com>

514-234-1275

justin@immeubles-mtl.com



Centris® No. 13240582 (Active)



\$119,000

**2e Rue
 Saint-Zotique
 J0P 1Z0**

Region Montérégie
Neighbourhood
Near 72e Ave
Body of Water Lac St-François

Type	Lot	Repossess./Judicial auth.	No
Cadastre	6 249 417	Trade possible	
Lot Size	70 X 90 ft irr	Certificate of Location	Yes (2018)
Lot Area	6,225 sqft	File Number	
Technical Description		Deed of Sale Signature	15 days PP/PR Accepted
Staking Certificate			
Boundary-Marking Minutes			
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses (annual)	
Year		Municipal	Not issued	Common Exp.	
Lot		School	Not issued	Insurance	
Building		Infrastructure		Maintenance	
		Water		Equipment (rental)	
				Management/Administration	
Total	Not issued	Total	Not issued	Total	

Zoning

Residential
 Single-family

Density

Height

Features

Sewage System	Municipality	Water (access)	Access (Lake), Waterfront (Canal), Navigable
Water Supply	Municipality	View	View of the water
Lot		Environmental Study	
Topography	Flat	Proximity	Golf, Highway
Distinctive Features	Cul-de-sac, No rear neighbours		

Inclusions

Exclusions

Broker - Remarks

Ready to build! Rare navigable waterfront on canal leading to Lac St-François. 70ft street frontage on cul de sac; 68ft on traffic free end of canal. Seawall rebuilt with cedar stakes. Includes water & sewer services. Can build a 54' x 32' bungalow or 2 storey home. (ground level of 1,728sf) Good lot orientation ... sun sets in backyard.

Addendum

West neighbor (on left) undergoing major renovations... will resemble a newly built home once completed. (New siding, windows etc ..)

Quick access to highway 20 (2 minutes) & highway 30 (15 minutes).

3 minute walk to St-Zotique beach including Aquazilla, boat launch and Park ZOTI (2019).

* Park ZOTI is a mega recreational and tourism project including a four-season aquatic complex, a multi-purpose exercise track, a heated competition track, an observation tower ... and possibly a prestigious hotel with Nordic spa. Opening in 2019.

** Aquazilla waterpark are floating islands made of interlocking modules.

Good investment!

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

Seller's Declaration

No

In compliance with environmental protection laws

Source

IMMEUBLES MTL / MTL REALTY, 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.



Waterfront



Waterfront



Waterfront



Waterfront



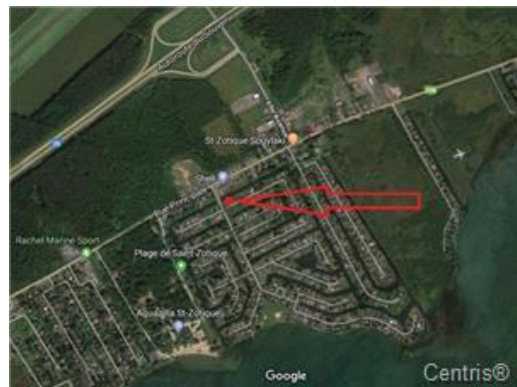
Frontage



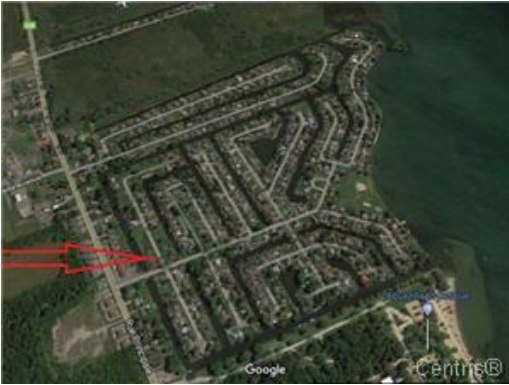
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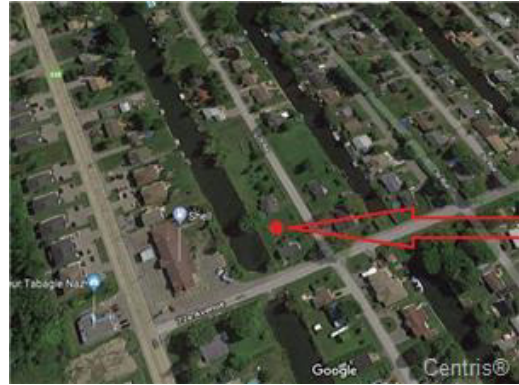
Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo



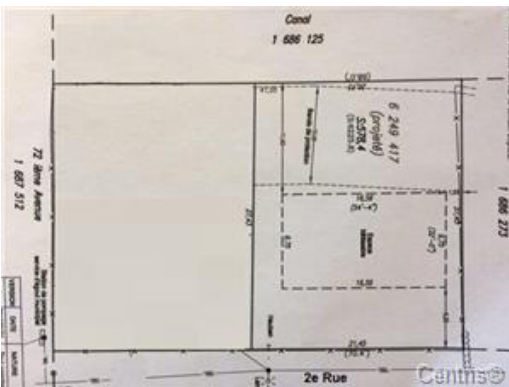
Other



Other



Other



Other