



Mario Conte  
Delivering the Impossible  
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**Magog-235, Rue Carole**

**\$150,000**



**235, Rue Carole, Magog, J1X3W5**

ULS : 21642143

## VISITE DE LA PROPRIÉTÉ

Selling land with a NON liveable home ( due to its current condition ) to be demolished by future buyer \* Sold with No legal warranty at buyers risks and perils \* No other documents are available nor any other details as we are selling under judicial authority \* At the request of the BAILIFF :All offers must absolutely be accompanied by vendors ANNEXE and MUST be open for a minimum of 5 working days for response from the LAST document of their offer deposited . PLEASE SEE ADDENDUM

## **INFORMATIONS DÉTAILS**

### **PROPRIÉTÉ EN VEDETTE**

#### **Financiers**

#### **ADDENDA**

the sale is made without any guarantee by leagle, at the buyer's risk and peril;

The notary will be a notary chosen by the vendor;  
A deposit of 5% made to the order of L'ÉTUDE DE PAQUETTE & ASSOCIÉ,

HUISSIERS DE JUSCTICE EN FIDÉICOMMIS must be sent within within 24 hours of acceptance of the offer;

All documents required by the buyer are at the buyer's expense

;  
No compensation will be paid to the broker if, prior to the signing of the bill of sale, the owner of the immovable or a third party remedies the defaults, pays the sums owing to the judgment creditor, or if the said creditor withdraws from his judgment and there is no claim against the broker. his judgment and there is no longer any reason to proceed with this sale under court supervision THE SAME IS

APPLICABLE IF

THE SELLER IS PREVENTED FROM PROCEEDING WITH THE SALE BY INJUNCTION, COURT ORDER

The representatives of the VENDOR reserve their right to respond or NOT to any and all documents received. PLEASE advise your buyers . THANK YOU

### **Détails du bâtiment et intérieur de la propriété**

Catégorie de propriété

Land / Lot

## Caractéristiques du terrain et extérieur

Dimensions du terrain	270 ft x 125 ft
Superficie du terrain	34,299 SF

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
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## Caractéristiques

Approvisionnement en eau	Other , to be verified by buyer
Système d'égout	Other , to be ver by buyer,
Zonage	Residential

## INCLUSIONS & EXCLUSIONS

Inclusions	nil
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