

Mario Conte
Delivering the Impossible
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Saint-André-d'Argenteuil-1465-1467, Ch. de la Rivière-Rouge N.

$1,495,000



1465-1467, Ch. de la Rivière-Rouge N., Saint-André-d'Argenteuil, J0V1X0

ULS : 25921933

VISITE DE LA PROPRIÉTÉ

Rockart Nursery, a family business established over 30 years ago in Saint-André-d'Argenteuil, is renowned for growing 3-foot potted cedars. The 109-acre farm includes arable land, wooded areas, greenhouses, a main residence with an indoor pool,. Located near Highway 50 and Lachute, this property offers many opportunities for operation or development. A rare opportunity.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	3
Piscine Vedette	Inground , Indoor

Financiers

Évaluation municipale	
Évaluation du terrain	$85,500.00
Évaluation du bâtiment	$663,900.00
Évaluation municipale	$749,400.00
Taxes	
Municipale	$3,976.00
École	$634.00
Total	$4,610.00

ADDENDA

Exceptional farmland in Saint-André-d'Argenteuil
Discover a unique 109-acre farm offering remarkable potential and a complete infrastructure for various agricultural or residential projects.
Ideal for market gardening, the estate includes 40 acres of irrigated land, fed by the river and a small lake, as well as 3 acres developed with 20 greenhouses (300' x 21' each, without canvas) and 40 greenhouses. The land is largely fenced to a height of 7 feet to protect crops from deer.
The property also includes:
82 acres of arable farmland (corn, soybeans, hay, or vegetables), of which approximately 40 acres are irrigated;We dont gurantee the functionality of the irrigation system.
19 acres of wooded land consisting mainly of hardwoods;
5.5 acres dedicated to the main Canadian-style stone residence, with a huge sunroom and indoor pool, 2 outbuildings, and a small lake;
3 lodgings on the estate, perfect for accommodating workers or guests;
30' x 60' garage/shed with a two-story annex including a 4 ½ room apartment;
Administrative building with 2 lodgings for temporary workers;
Complex of 20 greenhouses ready to be redesigned according to your needs.
Located at 1465 Chemin Rivière-Rouge Nord, just 9 km from Highway 50 and downtown Lachute, this estate combines a strategic location, high-quality agricultural infrastructure, and multiple possibilities: continue the existing operation, develop specialized vegetable production, or create a new project that reflects your vision.
A rare opportunity to acquire a versatile and self-sufficient estate that combines nature, profitability, and quality of life. It is the sole responsibility of the promising buyer to make all verification with the competent authorities.
There are two leases
1465 Riviere Rouge for 800$
1467 Riviere Rouge for 625$
All offer must absolutely submit a deposit of 10% of the offer within 48 hours of its acceptance to Huissiers Paquette .
la vente est faite sans garantie légale, aux risques et périls de l'acheteur;
le notaire instrumentant sera un notaire choisi par le vendeur;
un dépôt de 5 % fait à l'ordre de l'étude de paquette & associé, huissiers de justice en fidéicommis, devra être transmis dans les 24 heures à partir de l'acceptation;
tous les documents requis par l'acheteur sont aux frais de l'acheteur;
aucune rétribution ne sera versée au courtier si, avant la signature de l'acte de vente, le propriétaire de lìmmeuble ou un tiers remédie aux défauts, paie les sommes dues au créancier du jugement ou que ledit créancier se désiste de son jugement et quìl n`y a plus lieu de procéder a la presente vente sous controle de justice. Il en va de meme si le vendeur est empéché de procéder a la vente par procédure dìnjonction , ordonnance ou jugement dùn tribunal ou si le propriétaire fait cession de ses biens conformément aux dispositions de la loi sur la faillite et lìnsolvabilité.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Number of Rooms	12

Caractéristiques du terrain et extérieur

Superficie du terrain	44.11 SF
Topographie	Flat
Stat. (total)	Outdoor , 6
Piscine	Inground , Indoor
Proximité	Highway

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	11x5 ft	Ceramic tiles	
Living room	1st level/Ground floor	16x11.2 ft	Wood	
Dining room	1st level/Ground floor	13x12.2 ft	Wood	
Kitchen	1st level/Ground floor	13x10 ft	Ceramic tiles	
Bathroom	1st level/Ground floor	7x5 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	13.8x8 ft	Floating floor	
Solarium	1st level/Ground floor	26x18 ft	Ceramic tiles	
Master bedroom	2nd floor	22x9.10 ft	Wood	
Bedroom	2nd floor	16x9.11 ft	Wood	
Bathroom	2nd floor	8.6x8.11 ft	Ceramic tiles	
Bedroom	Basement	10.11x14.5 ft	Floating floor	
Laundry room	Basement	10.6x8 ft	Concrete	

Caractéristiques

Approvisionnement en eau	Artesian well
Système d'égout	Purification field , Septic tank
Zonage	Agricultural , Residential
Allée	Asphalt , Other , 8 Spaces , Double width or more
Caractéristiques distinctives	Wooded

INCLUSIONS & EXCLUSIONS

Inclusions	Nil
Exclusions	all items belonging to occupant

MARIO CONTE
REAL ESTATE BROKER