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# Saint-Hippolyte-22, 265e Avenue

## $449,000

## 22, 265e Avenue, Saint-Hippolyte, J8A2P2

ULS : 12033181

VISITE DE LA PROPRIÉTÉ

2 Lots totaling almost 100,000 sf (Bord de l'eau). Any promise to purchase must remain valid for a minimum period of seven (7) days. No offer will be accepted before a period of ten (10) business days has elapsed from the start of the listing of the Property on the CENTRIS network. A minimum deposit of 10,000$ is required with any offer to purchase, by bank draft or certified cheque made payable to Huissiers Paquette Bailiffs Inc., in trust.

# INFORMATIONS DÉTAILS

## PROPRIÉTÉ EN VEDETTE

## Financiers

**Évaluation municipale**

| | |
|---|---|
| Évaluation du terrain | $150,000.00 |
| Évaluation du bâtiment | $351,600.00 |
| Évaluation municipale | $501,600.00 |

## ADDENDA

2 Cadastral designations : Cadastre 5271953, 5271954 offering approximately 100,000 sqaure feet of land (Lake-front ) .
The buyer shall assume the municipal taxes due and to become due, including the proportion for the current year, up to the date of the sale.
The buyer shall assume the notary fees for the transaction and for the discharge (cancellation of encumbrances).
The sale is made without legal warranty, at the buyer's own risk.
The notary handling the transaction shall be a notary chosen by the seller. A deposit of 10,000$ must accompany all offers, made payable to the trust account of Paquette & Associés, Bailiffs, must be delivered within 24 hours of acceptance.
All documents required by the buyer shall be at the buyer's expense.
The sale of the Property is carried out under court supervision, in accordance with the judgment rendered, and is subject to the following special conditions:
Any promise to purchase must remain valid for a minimum period of seven (7) days. No offer will be accepted before a period of ten (10) business days has elapsed from the start of the listing of the Property on the CENTRIS network.
A minimum deposit of 5% of the purchase price is required with any offer to purchase, by bank draft or certified cheque made payable to Huissiers Paquette Bailiffs Inc., in trust.
Any promise to purchase that does not comply with all the conditions required by the Seller, including those arising from the judgment, the brokerage contract, this description, and the Seller's Schedule A, shall be deemed invalid and automatically rejected.
The Property is sold without any legal warranty, express or implied, including, without limitation, the legal warranty of quality provided for in articles 1726 and following of the Civil Code of Québec. The sale is made in accordance with article 1731 of the Civil Code of Québec, at the buyer's own risk, with no other warranty than the Seller's personal warranties.
The Buyer acknowledges that it is their responsibility to inform themselves of the legal effects of a sale under judicial authority, to carry out all verifications they deem necessary, and to satisfy themselves as to the quality of the title they will acquire as well as the condition of the Property, which is sold as is, without any representation from the Seller.
No inclusions, whether interior or exterior, form part of the sale.
Areas, dimensions, square footage, year of construction, and any other descriptive information are provided for informational purposes only, based on public sources or prior documents. The Buyer must verify their accuracy by any means deemed appropriate, including, at their own expense, obtaining an up-to-date certificate of location and any other relevant verification.
The Seller's Schedule A forms an integral part of the promise to purchase.

## Détails du bâtiment et intérieur de la propriété

| | |
|---|---|
| Catégorie de propriété | Land / Lot |

## Caractéristiques du terrain et extérieur

| | |
|---|---|
| Dimensions du terrain | 1 ft x 1 ft |
| Superficie du terrain | 99,673 SF |
| Vue | Water |

## DÉTAILS DES PIÈCES

| Room | Level | Dimensions | Flooring | Description |
|---|---|---|---|---|

## Caractéristiques

| | |
|---|---|
| Système d'égout | Unknown |
| Zonage | Residential |
| Caractéristiques distinctives | Water front , Lake , Motor boat allowed |

## INCLUSIONS & EXCLUSIONS

| | |
|---|---|
| Inclusions | none |
| Exclusions | Itemps of the occupants of the two structures |

MARIO CONTE
REAL ESTATE BROKER