



Mario Conte
Delivering the Impossible
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Montréal (L'Île-Bizard/Sainte-Geneviève)-11, Rue Bégin
\$899,000



11, Rue Bégin, Montréal (L'Île-Bizard/Sainte-Geneviève),
H9C1N3

ULS : 19006880

[VISITE DE LA PROPRIÉTÉ](#)

COURT-ORDERED SALE. Impressive executive-style cottage, offering superior construction and generous living spaces. This property features 4 bedrooms, including one in the basement, 2 bathrooms, a powder room, and a triple garage. The spacious and bright rooms provide a most pleasant living environment. Situated on a beautiful, private, fenced, and landscaped lot of 16,354 sq ft, the property boasts an elegant circular paved driveway. Ideally located just minutes by car from the bridge, shops, and services. A property with remarkable potential, not to be missed!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	4

Financiers

Évaluation municipale

Évaluation du terrain	\$509,600.00
Évaluation du bâtiment	\$310,400.00
Évaluation municipale	\$820,000.00

Taxes

Municipale	\$5,397.00
École	\$568.00
Total	\$5,965.00

ADDENDA

The sale is made without legal warranty, at the buyer's own risk;
 The notary handling the transaction will be a notary chosen by the seller;
 A 10% deposit, made payable to the firm of Paquette & Associates, bailiffs, in trust, must be transferred within 24 hours of acceptance;
 All documents required by the buyer are at the buyer's expense;
 At the express request of the bailiff handling the case, any offer received must remain open for a minimum of 5 business days for a response.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1997
Number of Rooms	9
Superficie Habitable	2,223.84 PC
Garage	Heated , Double width or more , Fitted , Single width
Salle de bain / salle d'eau	Adjoining to the master bedroom

Caractéristiques du terrain et extérieur

Superficie du terrain	16,353.75 SF
Stat. (total)	Outdoor , 6 , Garage , 3
Proximité	Highway , Cegep , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	13.10x12.9 ft	Wood	
Dining room	1st level/Ground floor	13x10 ft	Wood	
Kitchen	1st level/Ground floor	18x10 ft	Ceramic tiles	
Family room	1st level/Ground floor	13.10x12.9 ft	Wood	

Master bedroom	2nd floor	16x13 ft	Wood	
Bedroom	2nd floor	12.5x10.4 ft	Wood	
Bedroom	2nd floor	11.2x10.8 ft	Wood	
Bedroom	Basement	17x11.2 ft	Carpet	
Playroom	Basement	19x14.8 ft	Carpet	

Caractéristiques

Système de chauffage	Air circulation
Énergie de chauffage	Electricity
Équipements / services	Central air conditioning , Central heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Aménagement paysager	Fenced , Landscape
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	None
Exclusions	All

