

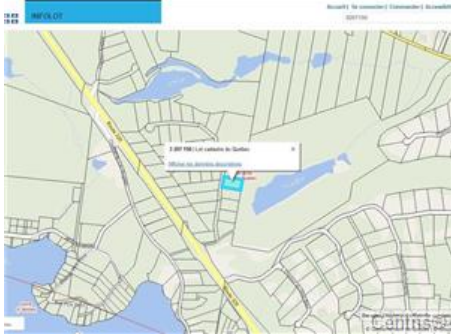


**Edward Li**, Certified Residential and Commercial Real Estate Broker AEO  
**ROX-IMMO INC.**  
 Real Estate Agency  
 1179, rue Décarie #206  
 Saint-Laurent (QC) H4L 3M8  
<http://www.rox-immo.com>

514-602-6780 / 514-500-1680  
 Fax : 1-866-380-2550  
[edward.li@rox-immo.com](mailto:edward.li@rox-immo.com)



**Centris No.** 10587443 (Active)



**\$95,000**

**Rue Non Disponible-Unavailable (Private Street)**  
**Mille-Isles**  
**J0R 1A0**  
**Region** Laurentides  
**Neighbourhood**  
**Near** Rte. 329  
**Body of Water** Lac McAllister

<b>Type</b>	Lot	<b>Repossess./Judicial auth.</b>	No
<b>Cadastre</b>	3207150 3207151	<b>Trade possible</b>	
<b>Lot Size</b>	300 X 266.8 ft	<b>Certificate of Location</b>	Yes (2011)
<b>Lot Area</b>	79 999.5 sqft	<b>File Number</b>	
<b>Technical Description</b>		<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Staking Certificate</b>			
<b>Boundary-Marking Minutes</b>			
<b>Zoning</b>	Other		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$106 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$6,400	<b>School</b>	\$0 (2023)	<b>Insurance</b>	
<b>Building</b>		<b>Infrastructure</b>		<b>Maintenance</b>	
		<b>Water</b>		<b>Equipment (rental)</b>	
				<b>Management/Administration</b>	
<b>Total</b>	\$6,400 (1,484.38%)	<b>Total</b>	\$106	<b>Total</b>	

<b>Features</b>	
<b>Sewage System</b>	Unknown
<b>Water Supply</b>	Unknown
<b>Lot</b>	
<b>Topography</b>	
<b>Distinctive Features</b>	
<b>Water (access)</b>	
<b>View</b>	View of the water
<b>Environmental Study</b>	
<b>Proximity</b>	

**Inclusions**

**Exclusions**

**Remarks**  
 2 adjacent vacant undeveloped lots total 79K sq.ft. Family owned for over 30 years. Next to Route 329 and near Fiddler Lake Resort, facing Lac McAllister.

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

**Seller's Declaration**

No

**Source**

ROX-IMMO INC., 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.