

Centris No. 22864300 (Active)

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\$1,200,000

**Côte St-Charles**  
**Saint-Lazare**  
**J7T 2J2**  
**Region** Montérégie  
**Neighbourhood** Saddlebrook  
**Near** Chevauchée, Sandmere, Pine Tree

**Body of Water**

<b>Type</b>	Lot	<b>Repossess./Judicial auth.</b>	No
<b>Cadastre</b>	3632574 cadastre du Québec	<b>Trade possible</b>	
<b>Lot Size</b>	198.8 X 672.7 ft	<b>Certificate of Location</b>	Yes (2005)
<b>Lot Area</b>	133,627.43 sqft	<b>File Number</b>	
<b>Technical Description</b>		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Staking Certificate</b>			
<b>Boundary-Marking Minutes</b>			
<b>Zoning</b>	Residential, Other		

Municipal Assessment		Taxes (annual)		Expenses (annual)	
<b>Year</b>	2025	<b>Municipal</b>	\$934 (2026)	<b>Common Exp.</b>	
<b>Lot</b>	\$206,400	<b>School</b>	\$114 (2025)	<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>	\$206,400 (581.40%)	<b>Total</b>	\$1,048	<b>Total</b>	

Zoning	Density	Height
<b>Residential</b> Single-family		
<b>Other</b> Equestrian		

Features		
<b>Sewage System</b>	Septic tank	<b>Water (access)</b>
<b>Water Supply</b>	Artesian well	<b>View</b>
<b>Lot</b>	Semi-Circular Driveway	<b>Environmental Study</b>
<b>Topography</b>	Flat, Mature trees	<b>Proximity</b>
		Bicycle path, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Hospital, Park, Horseback riding trails, Snowmobile trail, ATV trail
<b>Distinctive Features</b>	No rear neighbours, 50km/h street	

Inclusions

## Exclusions

## Remarks

133,623 sq. ft. (3 acres) lot on Côte St-Charles, Saddlebrook sector. Flat topography with mature trees. Semi-circular driveway. No rear neighbours. Equestrian zoning -- Zones E\*-084 (main) and E-044 (rear), By-law 771. Permitted uses include single-family residence, equestrian facilities and gîte du passant, subject to applicable regulations. 400-amp underground electrical service, existing well and septic system, all subject to verification.

## Addendum

Vacant lot of 133,623 sq. ft. (3.07 acres | 12,414 m<sup>2</sup>), cadastre 3632574, located on Côte St-Charles in the equestrian Saddlebrook sector, Saint-Lazare.

Dimensions: 198.7 ft × 672.6 ft. Flat topography with well-established mature trees.

ZONING: By-law No. 771 (information provided in good faith, for reference only, with no legal value - to be verified by buyer)

Zone E\*-084 (main portion of lot):

- Permitted uses: single-family residence (h1), private equestrian (e1)
- Gîte du passant permitted -- Note (24), Art. 314, By-law 771, subject to applicable regulations
- PIIA approval required for any construction project

Zone E-044 (rear portion of lot):

- Permitted uses: single-family residence (h1), private equestrian (e1), conservation (cn)

## FEATURES

- Semi-circular driveway (condition to be verified by buyer)
- 400-amp underground electrical service (subject to verification)
- Existing well to be located on property (subject to verification)
- Existing septic system (subject to verification)
- No rear neighbours
- Horseback riding trails, cross-country skiing trails
- Cycling path directly in front of lot, on Côte St-Charles

## SERVICES

Lot is not connected to municipal water or sewer

## PROXIMITY

Whitlock Golf & Country Club, Parc de Saddlebrook (tennis, pickleball, basketball, volleyball, baseball, soccer, skating rink, playground), Parc nature Les Forestiers, sports complex, elementary schools, high school, daycare/CPE, snowmobile and ATV trails. Quick access to Highway 40. Quick drive to the future Vaudreuil-Soulanges Hospital.

**Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality from the seller as pertains to the well and septic tank.**

## Seller's Declaration

Yes SD-89677

The deeds are in the seller's possession since 2006

## Owner

## Representative



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.

**Listing Broker(s)**

ROYAL LEPAGE VILLAGE  
 Real Estate Agency  
 514-453-1414  
 villagevip@royalpage.ca  
 http://www.royalpagevillage.com

Diana Molina  
 Residential Real Estate Broker  
 514-604-0296  
 diana.molina@royalpage.ca  
 https://www.dianamolina.ca

<b>Compensation sharing</b>		<b>Broker's Declaration</b>	No
Sale	█	Contract-Sale	█
Rental		Contract-Rental	
Lease renewal compensation		Listing on the Internet	Yes
Other information			
<b>Date of Contract Signature</b>	█		
<b>Expiration Date</b>	█	<b>Last Price</b>	\$1,200,000
<b>Appointment Info</b>		<b>Previous Price</b>	
<b>Name of the person to contact</b>		<b>Original Price</b>	\$1,200,000
<b>Telephone for Appointment</b>			
<b>Info Selling Broker</b>	400A underground electrical service, well and septic system, all subject to verification by buyer. All costs related to any test, study, expertise, due diligence or documentation of any nature whatsoever, including but not limited to certificate of location, staking, certificate of implantation, and any soil or environmental study, shall be assumed entirely and exclusively by the buyer. (Tax documents available upon request)		