



**Andres Pedriks**, Real Estate Broker  
**ROYAL LEPAGE ELITE**  
 Real Estate Agency  
 443, boul. Beaconsfield  
 Beaconsfield (QC) H9W 5Y1

514-892-6547 / 514-697-9181  
 Fax : 514-697-9499  
 apedriks@royallepage.ca



**Centris No.** 17148794 (Active)



**\$900,000**

**4 Rue Royalview  
 Hudson  
 J0P 1H0**

**Region** Montérégie  
**Neighbourhood** Central  
**Near**  
**Body of Water** Lac des Deux Montagnes

<b>Type</b>	Lot	<b>Repossess./Judicial auth.</b>	No
<b>Cadastre</b>	3152020, Quebec	<b>Trade possible</b>	
<b>Lot Size</b>		<b>Certificate of Location</b>	No
<b>Lot Area</b>	58,030 sqft	<b>File Number</b>	
<b>Technical Description</b>		<b>Deed of Sale Signature</b>	15 days PP/PR Accepted
<b>Staking Certificate</b>			
<b>Boundary-Marking Minutes</b>			
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses (annual)</b>	
<b>Year</b>		<b>Municipal</b>	Not issued	<b>Common Exp.</b>	
<b>Lot</b>		<b>School</b>	Not issued	<b>Insurance</b>	
<b>Building</b>		<b>Infrastructure</b>	Not issued	<b>Maintenance</b>	
		<b>Water</b>	Not issued	<b>Equipment (rental)</b>	
		<b>Other</b>		<b>Management/Administration</b>	
<b>Total</b>	Not issued	<b>Total</b>	Not issued	<b>Total</b>	

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

<b>Features</b>			
<b>Sewage System</b>	Unknown	<b>Water (access)</b>	Waterfront (Fleuve (river)), Navigable
<b>Water Supply</b>	Municipality	<b>View</b>	Panoramic, View of the water
<b>Lot</b>	Wooded: mixed trees	<b>Environmental Study</b>	
<b>Topography</b>		<b>Proximity</b>	
<b>Distinctive Features</b>	Cul-de-sac, No rear neighbours		

<b>Inclusions</b>

**Exclusions****Broker - Remarks**

This unique, pristine lakefront building lot, offers unmatched panoramic views and a stunning array of natural features , including amazing sandy beach and a magnificent variety of majestic mature trees. Easy walk to charming Hudson Village, yacht club and the lovely Vivery Creek.

**Sale with legal warranty****Seller's Declaration**

No

**Source**

ROYAL LEPAGE ELITE, 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.