



Mario Conte
Delivering the Impossible
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Mont-Tremblant-855, Rue de la Colline

\$1,700,000



855, Rue de la Colline, Mont-Tremblant, J8E2P7

ULS : 28829191

[VISITE DE LA PROPRIÉTÉ](#)

FORECLOSURE Nestled at the end of a peaceful cul-de-sac, this stunning 7-bedroom property is located just 15 minutes from Mont-Tremblant. It captivates with its timeless Southern-inspired charm, modern luxury, and refined décor--offering a unique opportunity, whether for a lucrative investment or an exceptional private retreat. See Addenda. Possibility for short term rentals . Shall be to the SOLE responsibility of any promising buyer to do ALL their proper verifications with the competent authorities before depositing any promise to purchase.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	7
Salle de bain en vedette	6
Salle d'eau en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$54,300.00
Évaluation du bâtiment	\$723,300.00
Évaluation municipale	\$777,600.00

Taxes

Municipale	\$6,003.00
École	\$650.00
Total	\$6,653.00

ADDENDA

Annex A is an integral part of the Promise to Purchase included in the listing and must be signed by the buyer prior to submitting any Promise to Purchase. Sale without legal warranty, at the buyer's own risk.

A minimum deposit of 5% of the offered price is required with any offer to purchase, by bank draft or certified cheque made payable to Charron Boissé Lévesque in trust. The buyer shall inquire on their own about the effects of a sale under judicial authority and shall personally be satisfied with the quality of the title being acquired and the condition of the Property, which will be taken as is. The Seller makes no representations of any kind to the buyer.

All adjustments, of any nature whatsoever, including those related to property taxes, will be made and settled on the date of the signing of the deed of sale, and the publication costs for the deed of sale will be paid at the same time.

All taxes, levies, duties, or charges resulting from the sale, as well as the publication costs of the deed of sale, will be at the buyer's expense.

Sale with exclusion(s) of legal warranty:

This is a sale under judicial authority. The Seller declares that the Property will be sold without any express or implied warranty as to its condition, and that the legal warranty against latent defects -- specifically the provisions of Articles 1726 and following of the Civil Code of Québec -- shall not apply. Furthermore, the sale will be carried out in accordance with Article 1731 of the Civil Code of Québec and at the buyer's own risk.

Documents on hand are for illustration purposes ONLY. It is the STRICT responsibility of the promising buyer to verify with all competent authorities to assure he is permitted to do what he wishes with the property.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1998
Number of Rooms	11

Caractéristiques du terrain et extérieur

Dimensions du terrain	204.70 ft x 236.20 ft
Superficie du terrain	36,309.88 SF

Vue	Mountain , Panoramic
Proximité	Cegep , Golf , Park - green area , Bicycle path , Elementary school , Alpine skiing , High school , Cross-country skiing

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	12.3x20.0 ft	Wood	
Living room	1st level/Ground floor	16.8x12.6 ft	Wood	Access Terasse
Dining room	1st level/Ground floor	16.0x16.0 ft	Wood	Fireplace
Kitchen	1st level/Ground floor	15.9x16.11 ft	Other	
Family room	1st level/Ground floor	22.5x15.10 ft	Other	cathedral ceiling
Washroom	1st level/Ground floor	5.0x5.7 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	14.0x13.0 ft	Wood	
Bathroom	1st level/Ground floor	5.8x9.8 ft	Ceramic tiles	powder room
Bedroom	2nd floor	12.9x17.0 ft	Wood	
Bathroom	2nd floor	5.7x6.0 ft	Ceramic tiles	powder room
Bedroom	2nd floor	12.1x15.5 ft	Wood	
Bathroom	2nd floor	6.0x12.0 ft	Ceramic tiles	powder room
Bedroom	2nd floor	17.11x11.0 ft	Wood	
Bathroom	2nd floor	5.5x9.9 ft	Ceramic tiles	powder room
Bedroom	2nd floor	11.4x15.3 ft	Wood	
Bathroom	2nd floor	6.0x12.0 ft	Ceramic tiles	powder room
Laundry room	2nd floor	12.1x9.5 ft	Ceramic tiles	
Living room		21.9x17.1 ft	Floating floor	terasse access
Kitchen		14.9x10.11 ft	Floating floor	
Dining room		14.9x10.11 ft	Floating floor	

Family room		15.0x10.0 ft	Flexible floor coverings	GYM
Bedroom		10.6x15.6 ft	Floating floor	
Bedroom		12.4x17.5 ft	Floating floor	
Bathroom		8.11x5.6 ft	Ceramic tiles	
Laundry room		6.0x9.0 ft	Ceramic tiles	

Caractéristiques

Approvisionnement en eau	Artesian well
Système d'égout	Purification field , Septic tank

INCLUSIONS & EXCLUSIONS

Inclusions	none
Exclusions	everything in the property .

