



Mario Conte  
Delivering the Impossible  
P : 514 894 9400  
E : [mario@marioconte.com](mailto:mario@marioconte.com)

**Saint-André-d'Argenteuil-1465-1467, Ch. de la Rivière-  
Rouge N.**

**\$1,495,000**



**1465-1467, Ch. de la Rivière-Rouge N., Saint-André-  
d'Argenteuil, J0V1X0**

ULS : 25921933

[VISITE DE LA PROPRIÉTÉ](#)

Rockart Nursery, a family business established over 30 years ago in Saint-André-d'Argenteuil, is renowned for growing 3-foot potted cedars. The 109-acre farm includes arable land, wooded areas, greenhouses, a main residence with an indoor pool,. Located near Highway 50 and Lachute, this property offers many opportunities for operation or development. A rare opportunity.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

|                          |                   |
|--------------------------|-------------------|
| Chambre en vedette       | 4                 |
| Salle de bain en vedette | 3                 |
| Piscine Vedette          | Inground , Indoor |

### Financiers

#### Évaluation municipale

|                        |              |
|------------------------|--------------|
| Évaluation du terrain  | \$85,500.00  |
| Évaluation du bâtiment | \$663,900.00 |
| Évaluation municipale  | \$749,400.00 |

#### Taxes

|            |            |
|------------|------------|
| Municipale | \$3,976.00 |
| École      | \$634.00   |
| Total      | \$4,610.00 |

### ADDENDA

Exceptional farmland in Saint-André-d'Argenteuil  
 Discover a unique 109-acre farm offering remarkable potential and a complete infrastructure for various agricultural or residential projects.  
 Ideal for market gardening, the estate includes 40 acres of irrigated land, fed by the river and a small lake, as well as 3 acres developed with 20 greenhouses (300' x 21' each, without canvas) and 40 greenhouses. The land is largely fenced to a height of 7 feet to protect crops from deer.  
 The property also includes:  
 82 acres of arable farmland (corn, soybeans, hay, or vegetables), of which approximately 40 acres are irrigated; We don't guarantee the functionality of the irrigation system.  
 19 acres of wooded land consisting mainly of hardwoods;  
 5.5 acres dedicated to the main Canadian-style stone residence, with a huge sunroom and indoor pool, 2 outbuildings, and a small lake;  
 3 lodgings on the estate, perfect for accommodating workers or guests;  
 30' x 60' garage/shed with a two-story annex including a 4 ½ room apartment;  
 Administrative building with 2 lodgings for temporary workers;  
 Complex of 20 greenhouses ready to be redesigned according to your needs.  
 Located at 1465 Chemin Rivière-Rouge Nord, just 9 km from Highway 50 and downtown Lachute, this estate combines a strategic location, high-quality agricultural infrastructure, and multiple possibilities: continue the existing operation, develop specialized vegetable production, or create a new project that reflects your vision.  
 A rare opportunity to acquire a versatile and self-sufficient estate that combines nature, profitability, and quality of life. It is the sole responsibility of the promising buyer to make all verification with the competent authorities.  
 There are two leases  
 1465 Riviere Rouge for 800\$  
 1467 Riviere Rouge for 625\$

## Détails du bâtiment et intérieur de la propriété

|                        |             |
|------------------------|-------------|
| Catégorie de propriété | Residential |
| Taille                 |             |
| Number of Rooms        | 12          |

## Caractéristiques du terrain et extérieur

|                       |                   |
|-----------------------|-------------------|
| Superficie du terrain | 44.11 SF          |
| Topographie           | Flat              |
| Stat. (total)         | Outdoor , 6       |
| Piscine               | Inground , Indoor |
| Proximité             | Highway           |

### DÉTAILS DES PIÈCES

| Room           | Level                  | Dimensions    | Flooring       | Description |
|----------------|------------------------|---------------|----------------|-------------|
| Hallway        | 1st level/Ground floor | 11x5 ft       | Ceramic tiles  |             |
| Living room    | 1st level/Ground floor | 16x11.2 ft    | Wood           |             |
| Dining room    | 1st level/Ground floor | 13x12.2 ft    | Wood           |             |
| Kitchen        | 1st level/Ground floor | 13x10 ft      | Ceramic tiles  |             |
| Bathroom       | 1st level/Ground floor | 7x5 ft        | Ceramic tiles  |             |
| Bedroom        | 1st level/Ground floor | 13.8x8 ft     | Floating floor |             |
| Solarium       | 1st level/Ground floor | 26x18 ft      | Ceramic tiles  |             |
| Master bedroom | 2nd floor              | 22x9.10 ft    | Wood           |             |
| Bedroom        | 2nd floor              | 16x9.11 ft    | Wood           |             |
| Bathroom       | 2nd floor              | 8.6x8.11 ft   | Ceramic tiles  |             |
| Bedroom        | Basement               | 10.11x14.5 ft | Floating floor |             |
| Laundry room   | Basement               | 10.6x8 ft     | Concrete       |             |

### Caractéristiques

|                          |                                                   |
|--------------------------|---------------------------------------------------|
| Approvisionnement en eau | Artesian well                                     |
| Système d'égout          | Purification field , Septic tank                  |
| Zonage                   | Agricultural , Residential                        |
| Allée                    | Asphalt , Other , 8 Spaces , Double width or more |

Caractéristiques distinctives      Wooded

## INCLUSIONS & EXCLUSIONS

|            |     |
|------------|-----|
| Inclusions | Nil |
|------------|-----|

|            |                                 |
|------------|---------------------------------|
| Exclusions | all items belonging to occupant |
|------------|---------------------------------|