



# Ch. Monk, Montréal (L'Île-Bizard/Sainte-Genève), QC, H1H 1H1

**\$3,500,000 +GST/QST**

**MLS® # 22839681**



## Vacant Land For Sale In Montée Wilson, Montréal (L'Île-Bizard/Sainte-Genève), Quebec

**\$3,500,000 +GST/QST**

### Property Information:

UNIQUE OPPORTUNITY! Exclusive agricultural land with 177 acres of land with panoramic water views. Primarily located with easy access to transportation and highways. Situated in close proximity to Elm Ridge Country Club, The Royal Montreal Golf Club, parks, and all amenities.

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Surrounded by the lake of two mountains, the land is situated in close proximity to prestigious Golf courses such as the Elm Ridge Country Club & the Montreal Golf Club. Located near parks, Wilson Cherrier lookout, and all amenities.

The land consists of two vacant lots located opposite of each other along Monk Road at the intersection of Montée Wilson within the borough of L'Île-Bizard, City of Montreal. Lot #4 589 915 is located at the northwest corner of Monk Road and Montée Wilson. Whereas lot #4 590 015 is located on the south side of Monk Road with part of the lot running along with Montée Wilson.

Opportunity for a developable area of 10.7 hectares corresponding to 1,153,944 square feet.

- \* 177 Acres of land;
- \* Waterfront access;
- \* Agricultural land.

Lot #4598915 is agricultural zoning. According to the information provided by the City of Montreal, the subject lot can only be used for agricultural purposes.

According to Urbanism - Ile Bizard:

The zonage allows for the reproduction of animals and a horse farm ext.

The CPTAQ could give the approval to build a home on the land.

Lot #4 590 015 is rural zoning. According to the information provided by the City of Montreal, the subject property can only be used for agricultural purposes.

According to Urbanism - Ile Bizard:

A home is allowed to be built where it is not a flood zone & the remaining land is vegetal culture (no animals).

\*\* A private Urbanist or Agronomist is suggested to be hired to help with possible projects \*\*

4589915: Zoning could allow animal breeding.

CPTAQ approval to build horse houses and farms.

4590015

Possible to build a house where there is no flood zone & the rest is vegetable farming (No animals)

\*\*\*The city has the first right of refusal.

\*\* We recommend all potential buyers to consult a professional for more information.

\*The area must remain natural\*

## Building Features:

<b>View:</b>	View of the water
<b>Water (access):</b>	Waterfront
<b>Water Supply:</b>	None
<b>Sewage System:</b>	None

## Taxes:

<b>Municipal Tax:</b>	\$0
<b>School Tax:</b>	\$0
<b>Annual Tax Amount:</b>	\$0

## Property Features:

<b>Lot Size:</b>	177.00 Acres
<b>Zoning:</b>	AGR, RESI

Courtesy of: Royal LePage du Quartier

Data provided by: Centris - 600 Ch Du Golf, Ile -Des -Soeurs, Quebec H3E 1A8

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## Additional Photos



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