

11 Rue Heath Hampstead (Montréal)

Reference: 27497142



\$ 4,950,000

7 Bedrooms 5 Bathrooms 4 639 ft² / 6 619 ft²



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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



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quebec@barnes-international.com

Bedrooms : 7

Bathrooms : 5

Rooms : 12

Shower rooms : 1

Property area : 4 639 ft²

Plot size : 6 619 ft²

Construction : 2024

Set on one of Old Hampstead's most coveted streets, this 2024 architectural masterpiece redefines modern luxury. Spanning four levels, it showcases soaring ceilings, grand interiors, and a seamless flow of light, space, and design. Every detail has been meticulously curated, blending timeless elegance with contemporary sophistication. Designed for both lavish entertaining and intimate family living, it transitions effortlessly to an outdoor oasis with a sleek modern pool. Featuring a rare 3-car garage and backed by a 5-year builder's guarantee, this smart home embodies the pinnacle of refined living in an unrivaled location.

Addendum

1st Floor An impressive oversized entrance foyer with double closets, soaring ceilings, and refined modern finishes sets the tone for this exceptional residence. Magnificent 12-foot coffered ceilings crown the open-concept living and dining areas, enhanced with custom built-ins and a sleek gas fireplace. A chef's dream kitchen boasts double islands, quartz surfaces, high-end appliances, a butler's pantry, and a sunlit dinette. Clever details include a toe-kick crumb vacuum in the kitchen island for effortless cleanup. The adjoining den overlooks an expansive covered concrete terrace with direct gas line and a striking modern inground pool — perfect for seamless indoor-outdoor living. A floating wood staircase with a contemporary glass railing leads to the upper level, bathed in natural light.

2nd Floor Five generously sized bedrooms and three bathrooms are thoughtfully arranged around a spacious landing with a convenient laundry area. The luxurious primary suite features abundant natural light, a private terrace, a built-in coffee station, and a spectacular walk-in closet. The spa-inspired ensuite includes a freestanding tub, an oversized double shower, dual sinks, heated floors, and custom storage. Children's bedrooms impress with architectural detailing, soaring ceilings, and dramatic oversized windows.

3rd Floor A remarkable mezzanine serves as the ultimate cinema lounge and entertainment space, complete with built-in bed nooks for a playful yet functional design. This level also

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offers a full bathroom and ample storage.

BasementAn oversized family room with a sleek wet bar is ideal for casual gatherings.A fully equipped glass-walled home gym, an additional large bedroom, and a full bathroom with direct backyard access and laundry area make this level highly functional for poolside use.The heated floors in the bathroom and throughout the basement add year-round comfort.A practical 3-car garage and a driveway accommodating up to 4 additional vehicles provide exceptional parking capacity.

Additional Features

Recessed speaker system throughout the entire home.

Central vacuum system with retractable hoses on every level for maximum convenience.

Newly built in 2024 and backed by a 5-year builder's guarantee for peace of mind.

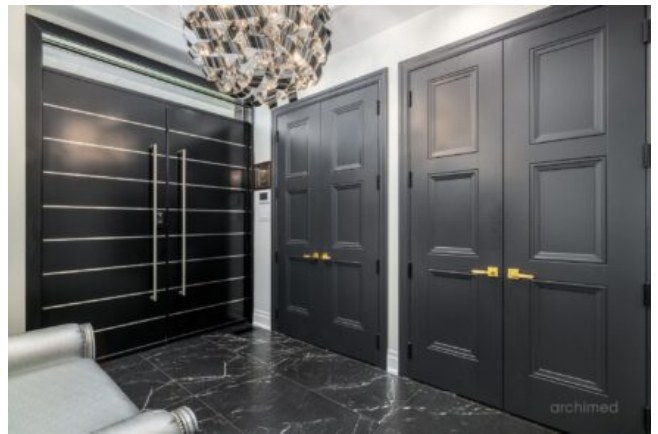
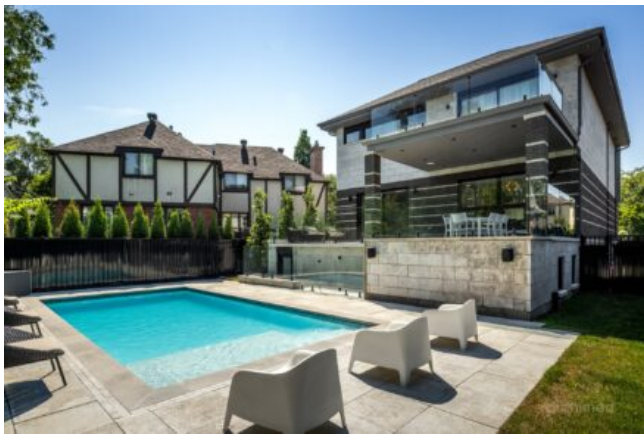
Declarations

The choice of inspectors shall be mutually agreed upon by both parties prior to inspection.

The stove(s), fireplace(s), combustion appliance(s), and chimney(s) are sold without any warranty regarding their compliance with applicable regulations or insurance company requirements.

Included : Fridge Electrolux, fridge Liebherr , Freezer, Gas Range, dishwasher x 2, washer, dryer, Window treatments, Pool equipment, Water heater x 2

Excluded : Tvs + Tv brackets, all light fixtures



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