

## 15 Ch. des Pentes Morin-Heights (Laurentides)

Reference: 26287876



**\$ 2,799,000**

5 Bedrooms 3 Bathrooms 7 489 ft<sup>2</sup> / 306 341 ft<sup>2</sup>



**Samuel Larocque**  
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Informations non contractuelles

**BARNES Québec**  
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+1 514.933.3235  
quebec@barnes-international.com

Bedrooms : 5

Bathrooms : 3

Rooms : 28

Property area : 7 489 ft<sup>2</sup>

Plot size : 306 341 ft<sup>2</sup>

Construction : 2021

SKI-IN SKI-OUT Located at the top of Mont Morin-Heights, this prestigious property is nestled in the heart of the mountains. Ideally situated at the edge of the slope, it offers direct access. A true ski-in ski-out. This spacious home features 2 vestibules, 5 large bedrooms, each with a walk-in closet, as well as 3 full bathrooms. Set on a 7-acre lot, in a private street, this property guarantees absolute tranquility and privacy.

This majestic home stands out with its carefully thought-out design, spread over three floors. Located at the top of Mont Morin-Heights, it offers breathtaking views of the surrounding mountains.

**Main Floor (2857 sf)** Two large vestibules welcome you, perfect for easily storing your ski equipment. The immaculate kitchen, at the heart of the home, features a huge central island with a breakfast nook, a separate pantry, and an impressive bar area. The oversized windows and cathedral ceiling bring in natural light, highlighting the storage cabinets and quartz countertops. An area has been designed to accommodate two small refrigerators. The dining room opens onto a large three-panel patio door, leading to an adjoining living room. A separate, glass-enclosed wine cellar provides an ideal space to store your finest wines. The main floor includes a large bedroom with a walk-in closet, patio door, and private balcony. The bathroom on this level is equipped with a freestanding bathtub and a small propane fireplace.

**Upper Floor (1415 sf)** Upstairs, the spacious master bedroom features a generous walk-in closet, a true retreat in itself, and an ensuite bathroom. A separate laundry room is also on this floor. This level is completed by an other bedroom with oversized windows and a cathedral ceiling.

**Basement (2857 sf)** On the lower level, a large family room opens to two spacious bedrooms, each with a walk-in closet and a desk area. A bathroom and a second laundry room complete the space. You will also find a workshop and a storage area, offering functionality and convenience.

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Exterior-5 Balconies-Rooftop Terrace-Triple Garage (1640 sf main floor, 800 sf Upper floor)-  
At the top of the ski mountain-7 acre lot

Nearby-Road access: Route 117, 364-Numerous outdoor activities: Ski trails, hiking trails,  
etc.-Lake Saint-François-Xavier is ideal for swimming and water activities.

\*\*It is possible to purchase the entire estate, including the house, three lots, and the private  
road. For more information, feel free to contact me.

Included : Refrigerator, oven, dishwasher, washer-dryer, all window coverings, all light  
fixtures.



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