

20 Rue Julien Lac-Brome (Estrie)

Reference: 12998298

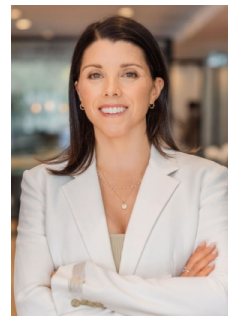


\$ 1,048,000

3 Bedrooms 2 Bathrooms 1 800 ft²



Florence McGuire
514-442-5134 | Email



Marie-Claude Bergeron
438-523-1300 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 3

Bathrooms : 2

Rooms : 12

Shower rooms : 1

Property area : 1 800 ft²

Construction : 2024

Worthy of the finest magazines, this property captivates at first glance. Clad in raw pine, it blends harmoniously with its surroundings. Natural light fills the kitchen and living room, creating a warm and inviting atmosphere. Outside, the terrace with a summer kitchen, garden beds, and pergola extends the living space. You will also find a sauna and a garage with a mezzanine. Upstairs, three bedrooms and two full bathrooms offer comfort and privacy, including a primary suite. A bedroom with bunk beds will delight children. A charming home, thoughtfully designed for enjoying life to the fullest, in every season.

Welcome to 20 Julien Street,

Featuring three bedrooms on the upper level and two full bathrooms, including one ensuite to the primary suite, this home is ideal for a family or as a secondary residence. A dedicated office space is thoughtfully set up at the top of the stairs, perfect for working from home.

Construction began in 2023 and was completed in 2024. Everything dates from these years, including the well and septic systems. The home was built with remarkable attention to detail, using high-quality materials throughout.

A central heating system with a central heat pump ensures optimal comfort in every season.

The open-concept kitchen is warm and inviting. On the main floor, you will also find a highly practical butler's pantry with direct access to the garage.

There is also a charming powder room that doubles as a laundry room.

The garage is insulated and heated, with a mezzanine providing additional storage space.

The outdoor layout features a beautiful pergola, a large terrace, a fire pit area, a chicken coop, a sauna, raised garden beds, and more.

Set on a private, wooded two-acre lot on a cul-de-sac, the property offers exceptional tranquility. It backs onto municipally owned land designated as a protected area, ensuring

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lasting privacy.

The seller is open to selling the property furnished, subject to an agreement between the parties. Please refer to the listing broker.

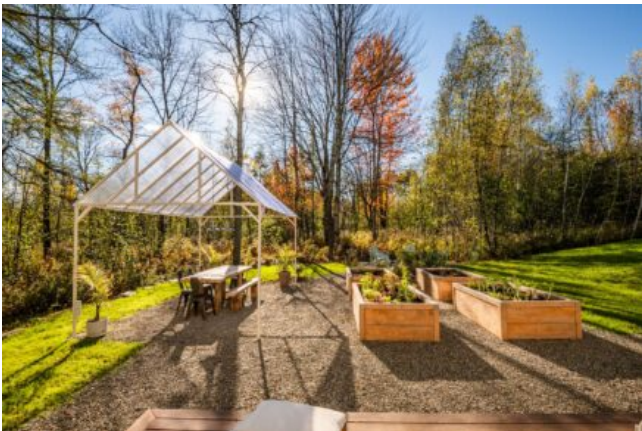
Located close to all services, restaurants, and boutiques in the village of Knowlton.

Excluding the garage area, the property offers approximately 1,800 sq. ft.

A true turnkey property. The future owners are very fortunate.

Included : Stove, kitchen refrigerator, dishwasher, microwave, washer and dryer, central vacuum and its accessories, all light fixtures, all window coverings, sauna, firewood and its rack located at the back of the garage, pergola, as well as the bunk beds.

Excluded : Chicken coop and sellers' personal belongings.



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