

## 2211 Ch. du Bord-du-Lac Montréal (L'Île-Bizard/Sainte-Geneviève) (Montréal)

Reference: 20797019



**\$ 2,499,000**

4 Bedrooms 3 Bathrooms 2 978 ft<sup>2</sup> / 65 641 ft<sup>2</sup>



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Informations non contractuelles

**BARNES Québec**  
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Bedrooms : 4

Bathrooms : 3

Rooms : 14

Shower rooms : 1

Property area : 2 978 ft<sup>2</sup>

Plot size : 65 641 ft<sup>2</sup>

Construction : 1992

Sumptuous wooded estate of approximately one and a half acres, nestled along the shores of Lake of Two Mountains. The main residence features three bedrooms, two full bathrooms, and a powder room. The spacious open-concept living areas are bathed in natural light and showcase breathtaking panoramic water views. An independent coach house completes the property, ideal for hosting family and guests in style. Exceptional location, close to Bois-de-l'Île-Bizard Nature Park and prestigious golf courses.

The main building is located outside of the flood zone, ensuring peace of mind and long-term security. Meticulously maintained, the property has undergone numerous improvements over the years, reflecting a constant commitment to quality and durability.

**MAIN FLOOR** From the moment you enter, the property captivates with its spectacular views, 9-foot ceilings, and exceptional natural surroundings.

The open-concept living areas are enhanced by a stunning pegged tongue-and-groove oak flooring, featured throughout most of the home.

A double-sided wood-burning fireplace creates a warm ambiance, serving both the living room and the family room.

The high-end kitchen is appointed with granite countertops and premium appliances.

A powder room completes this level.

#### UPPER LEVEL

A true private sanctuary, the primary suite impresses with its generous proportions and spectacular windows offering breathtaking panoramic water views. It features rich hardwood flooring and custom built-in storage. The ensuite bathroom includes a built-in bathtub and

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marble flooring.

Two additional bedrooms, along with a secondary bathroom, complete this level.

#### BASEMENT

The basement offers a versatile 1,400 sq. ft. family room as well as a separate laundry room.

#### COACH HOUSE

Ideal for hosting family and guests, the loft above the detached garage provides a comfortable and fully independent living space. The 640 sq. ft. garage is topped with a 380 sq. ft. loft featuring a living room, dining area, bedroom, and a full bathroom. This space offers 8-foot ceilings.

#### EXTERIOR

Set on a stunning wooded lot of approximately one and a half acres, this property enjoys an exceptional location along the shores of Lake of Two Mountains, at the end of a private road offering privacy and tranquility.

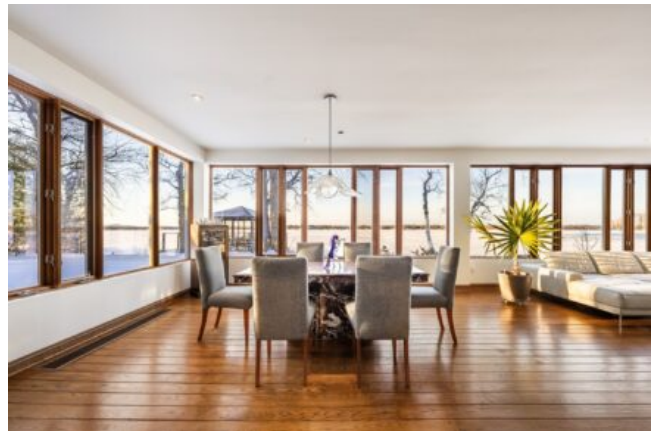
The natural setting, enhanced by mature trees and breathtaking water views, highlights the beauty of the site. Outdoor spaces invite relaxation and contemplation, notably with a glass pavilion and a terrace overlooking the lake.

#### NEARBY

-Shops: Galeries de l'Île-Bizard, grocery stores, SAQ, pharmacy-Education: École primaire Jacques-Bizard, Jonathan-Wilson School, CPE Les P'tits insulaires-Green spaces: Bois-de-l'Île-Bizard Nature Park, municipal parks, golf courses-Road access: Jacques-Bizard Bridge, quick access to Highway 40-Healthcare: Medical clinics, Hôpital du Sacré-Coeur de Montréal-Transportation: STM buses, easy access to the road network

Included : 2 refrigerators, dishwasher, stove, microwave, all window coverings, all light fixtures, coffee machine, wine cellar, warming drawer, generator.

Excluded : Washer and dryer



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