

## 2450 Ch. de l'Étang Sainte-Adèle (Laurentides)

Reference: 25464733

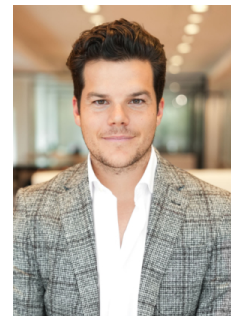


**Sold**

4 Bedrooms 2 Bathrooms 40 185 ft<sup>2</sup>



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Informations non contractuelles

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Bedrooms : 4

Bathrooms : 2

Rooms : 18

Shower rooms : 1

Plot size : 40 185 ft<sup>2</sup>

Construction : 2024

Stunning 2024 property located in the private Mont-Baldy estate, offering an incredible view of the valley in a peaceful, wooded setting. With 4 bedrooms, 2 bathrooms, 1 powder room and a versatile garden level that can be adapted into an intergenerational suite, it is ideal for a family. Built to high standards, it features superior insulation, high-performance doors and windows, and optimal airtightness. Outside, a terrace and spa allow you to fully enjoy the seasons. The well-managed estate provides municipal services and tranquility. A rare opportunity in Sainte-Adèle.

Located in the private Mont-Baldy estate, this stunning property built in 2024 perfectly blends modern style, high-end comfort, and a true connection with nature. The versatile garden level can be adapted into an intergenerational space, and the installations required to accommodate a washer and dryer are already in place. Set at 2450 Chemin de l'Étang in Sainte-Adèle, it offers a peaceful atmosphere and an incredible view of the valley, all within a wooded environment that ensures year-round privacy and tranquility.

The home was built by Construction Raymond et Fils, a company known for its rigorous workmanship and high quality standards. Throughout the construction process, multiple inspections and verifications were conducted to ensure a reliable and durable build. Key features include: superior insulation from the basement to the attic, high-performance Low E Argon gas windows and doors, verified protection against humidity and air infiltration, optimized ventilation for a healthier indoor environment, enhanced foundation insulation, as well as a blower-door test confirming outstanding overall energy efficiency. The result: a more comfortable home and heating savings of up to 25%.

Offering 4 spacious bedrooms, 2 full bathrooms, and 1 powder room, this residence is ideal for families, guests, or those who work from home. The living spaces are bright, well-designed, and finished with durable materials and meticulous attention to detail. The garden level provides flexible options for additional living space—whether a relaxation area, home gym, office, or media room. The double garage features heated floors and an electric charging station, providing optimal comfort in winter and a practical, comfortable workspace year-round.

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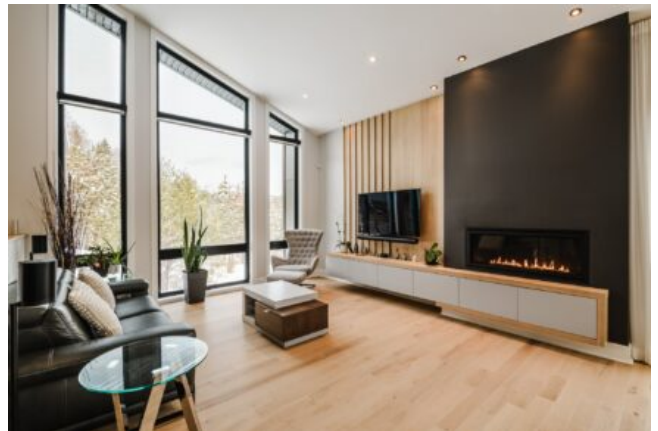
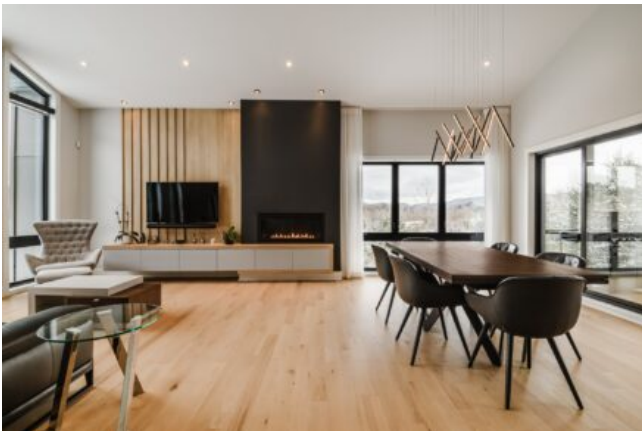
Outside, a terrace and outdoor spa create the perfect place to enjoy warm summer evenings or unwind after a winter hike. The domain benefits from Sainte-Adèle's municipal services (waste collection, recycling, compost, fire protection), while maintaining the quiet atmosphere of a private and secure area thanks to a new gatehouse, which will be operational soon. A co-ownership association oversees road maintenance and common areas, with major investments recently made in drainage improvements and full asphalt resurfacing.

A rare opportunity to acquire a recent, energy-efficient property in one of Sainte-Adèle's most desirable settings.

\*\*\* The property has a new home warranty that is still active \*\*\*

Included : SPA year 2024, Appliances: Stove, Refrigerator, Dishwasher, Washer-Dryer, Microwave, Wine Cellar, Propane Generator, All cabinets and storage units in the garage and wall-mounted racks, Blinds and Curtains, Light Fixtures, Central Vacuum, Outdoor Lighting, Built-in iPad in the hallway wall connected to Wi-Fi.

Excluded : Outdoor Solostove fire pit, Sonos sound system and televisions, snowblower, refrigerator and upright freezer in the garage, sellers' personal belongings.



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