BARNES INTERNATIONAL REALTY | Québec

3 Av. Roxborough, Westmount

Reference: 25913108



$ 21,800,000

7 Bedrooms 5 Bathrooms 6 680 ft² / 16 071 ft²



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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
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Bedrooms : 7	Bathrooms : 5	Rooms : 27
Shower rooms : 2	Property area : 6 680 ft²	Plot size : 16 071 ft²

Construction : 1926

Rare opportunity to acquire one of Westmount's most iconic gated estates. Complete privacy, mature hedges, and a new San Marcos-stone pool with state-of-the-art exterior lighting. Multi-million-dollar renovations include a fully reconstructed basement, a spectacular sunroom with a sloping window-paneled ceiling reaching 20 ft at its peak, and a 14-ft custom bar. Revamped master suite, secondary wing, updated bedrooms and baths, and modernized garage. Enjoy unobstructed city and river views.

Declarations**The living area indicated is based on data from ÉvalWeb and information obtained from the city land registry.-The choice of inspectors shall be agreed to by both parties prior to inspection.-The stove(s), fireplace(s), combustion appliance(s) and chimney(s) are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.This gated Westmount estate is one of the most prestigious and coveted offerings in the city. Behind secure gates and mature landscaping, it offers exceptional privacy, tranquility, and timeless elegance — designed for the most discerning buyer seeking sophistication, comfort, and grandeur.Major Renovations & Upgrades*Multi-million-dollar renovations over the past several years*Complete reconstruction of the basement down to the foundation*Full renovation of the two- to three-car garage with direct access*Revamped master suite and secondary wing*Updates to bedrooms and bathrooms on upper floors*Redesigned main-level den and powder room*Fully reimagined great room (sunroom) as the home's dramatic centerpieceArchitectural Highlights*Sunroom with sloping, window-paneled glass ceiling reaching 20 feet at its peak*Custom 14-foot built-in bar added in 2025, ideal for showcasing fine wine and spirits*Formal living room with soaring ceilings and exquisite moldings*Elegant formal dining room with adjoining den*Chef's kitchen with professional-grade appliances, custom cabinetry, and bright dinette overlooking gardensLayout & Living Spaces*Master suite with living room, bedroom, walk-in closet, and unobstructed city and river views*Secondary suite with bedroom, bathroom, and den in opposite wing*Wood-paneled office and lounge for work or quiet retreat*Third floor with three bedrooms and two

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full bathrooms*Expansive lower level, fully rebuilt as open-concept space ideal for home theatre, gym, or loungeExterior Features*Brand-new custom pool finished in San Marcos stone*Mature hedges surrounding the entire property for complete privacy*Heated uni-stone driveway accommodating numerous vehicles*Elegant central fountain enhancing the arrival experience*State-of-the-art exterior lighting highlighting the home and gardens after darkThis is a rare opportunity to acquire a true Westmount landmark, a residence combining historical prestige with extensive renovations, delivering a home that meets today's highest standard of luxury living.

Included : All window treatments, built-in bar, pool systems (2024), pool heater, all pool accessories, entrance fountain, all kitchen appliances (fridge, stove, dishwasher), washer & dryer.

Excluded : All TVs, furniture, light fixtures, and artwork.

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