

530 Av. Missisquoi Venise-en-Québec (Montréal)

Reference: 25357224



\$ 2,195,000

5 Bedrooms 4 Bathrooms 3 885 ft² / 12 884 ft²



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Informations non contractuelles

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Bedrooms : 5

Bathrooms : 4

Rooms : 17

Property area : 3 885 ft²

Plot size : 12 884 ft²

Construction : 2020

Magnificent contemporary property located on the shores of the prestigious Lake Champlain, offering spectacular water views. Only 55 minutes from Montreal, it provides the perfect balance between resort-style living and accessibility. The bright open-concept living area, with expansive windows, opens onto a large covered terrace and an exceptional waterfront lot. Designed with an ideal layout for a bi-generational residence, the home offers distinct living spaces while maintaining a beautiful flow. A double garage, modern architecture, and a peaceful setting make this property a rare opportunity.

Upon arrival, the residence captivates with its modern design featuring clean lines, impressive volumes, and expansive windows that capture natural light as well as breathtaking views of the lake and the distant mountains. Set on a prime waterfront lot, the property enjoys a peaceful and exclusive setting.

The main living area offers an elegant open-concept space where the gourmet kitchen, dining area, and living room blend seamlessly to create the perfect environment for entertaining. Large glass doors naturally extend the living spaces outdoors, leading to a magnificent covered terrace and beautifully landscaped grounds that open directly onto the lake. The backyard invites relaxation with a fire pit area and spectacular panoramic water views.

Designed with great versatility, the home features an ideal configuration for a bi-generational residence, allowing family members or guests to enjoy privacy through distinct yet perfectly integrated living spaces.

The property includes several spacious bedrooms, including a refined primary suite with an ensuite bathroom and walk-in closet, as well as bright and generous living areas spread over two levels. Multiple balconies and terraces allow you to enjoy the scenery at any time of day.

Offering an outstanding lifestyle that combines nature, elegance, and proximity to the city, this waterfront home on Lake Champlain is a rare opportunity for those seeking a luxurious retreat less than an hour from Montreal.

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530 Missisquoi Avenue – Features

Property

– Built in 2020- 5 bedrooms & 4 full bathrooms- 2 kitchens (ideal for intergenerational living)- 3 garage spaces with motorized doors (access from street and lakeside)

Comfort & Mechanical Systems

– Electric and propane heating- 5-ton commercial heat pump- 13 kW automatic propane generator (powers approx. 80% of the home)- Mechanical room with electronic management system- Heated floors in all 4 bathrooms- Double garage with radiant heated floor- 4-ft concrete crawl space, insulated and heated

Technology & Security

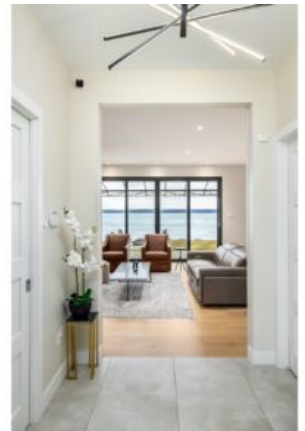
– Sinope home automation system (lighting and water-leak protection)- Somfy motorized blinds (main floor and second floor)- Automatic irrigation system- Central vacuum- Complete alarm system and indoor/outdoor cameras- Electric vehicle charging station

Exterior

– Large screened terrace on the main floor with full awning coverage- Gas fireplace, BBQ and pizza oven connected to propane- Electric awning on the second-floor dining room balcony- Outdoor fire pit area with paving stones- Full landscaping with paved driveway- Double garage with built-in storage cabinetry.

Included : Fixtures; window coverings; appliances on both floors; washer; dryer; awning and removable mosquito screen covering the ground-floor terrace; electric awning on the dining room balcony on the second floor; manual awning on the BBQ-side balcony; storage in the laundry room; storage in the double garage; four Adirondack chairs and fire pit; propane gas fire pit on the ground-floor balcony; propane gas mushroom heater on the ground-floor balcony; patio furniture on the ground-floor terrace.

Excluded : The docks, the boat lift, and the boat (may be discussed at an additional cost).



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