BARNES INTERNATIONAL REALTY | Québec

75 Rue Michel-McNabb, Notre-Dame-de-l'Île-Perrot

Reference: 16477975



$ 1,338,000

6 Bedrooms 3 Bathrooms 10 075 ft²



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Informations non contractuelles

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Bedrooms : 6	Bathrooms : 3	Rooms : 10
Shower rooms : 1	Plot size : 10 075 ft²	Construction : 2021

Modern property located in a highly sought-after neighborhood. Featuring high-end finishes, abundant natural light, and open-concept living spaces. The main floor offers two living rooms–one with a propane fireplace–a spacious dining room, and an exceptional kitchen (large 14-foot island, quartz countertops, and a walk-in pantry). Upstairs, the primary bedroom features a walk-in closet and an ensuite bathroom, along with two additional bedrooms, an office, and a laundry room. The basement is fully finished with two more bedrooms and a bathroom. Stunning backyard with an inground pool. Located just 1 minute from Parc des Éperviers.

From the very first glance, this exceptional residence stands out with its modern and refined aesthetic. Its facade brilliantly combines high-end stone with wood accents, enhanced by large black-framed windows. The oversized double garage, paved driveway, and professional landscaping reflect a meticulous design. Located in a sought-after neighborhood, this property distinguishes itself through its prestige and unique character.Upon entering, you are immediately welcomed by a vast entryway with double closet doors; a prelude to the elegance that reigns throughout the home. Every room reveals prestigious finishes and noble materials, bathed in natural light thanks to the generous fenestration.The front living room is an ideal space for family gatherings, while the spacious dining area, large enough for a grand table, promises memorable meals.The kitchen is undoubtedly the centerpiece of this floor. Blending luxurious aesthetics with unparalleled functionality, it features a large island, sparkling quartz countertops, and polished ceramic tiles. It is designed for gourmet cooking while offering exceptionally abundant storage, including numerous cabinets and a discreet butler's pantry.Adjacent to the kitchen, a second living room featuring a propane fireplace creates a warm and inviting atmosphere, perfect for relaxing. A sleek restroom completes this level.The second floor continues this exceptional ambiance. The primary suite, worthy of a luxury hotel, is a sanctuary of relaxation with its walk-in closet and luxurious ensuite bathroom. This master bath is a true haven of peace, equipped with a freestanding tub, a glass-enclosed shower, and a double vanity.Two other generously sized bedrooms, a full bathroom, an office, and a laundry room complete this level, offering comfort and practicality for everyone.The fully finished basement offers two additional spacious

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bedrooms, a welcoming family room, and a bathroom with a glass shower; an ideal space for guests or teenagers.The backyard, a true highlight, was designed as a private oasis. It features a large terrace perfect for outdoor dining, a sublime wooden pergola creating a shaded area for relaxation, and a modern inground pool that promises delightful summers.This property is situated in an exceptional neighborhood. Located just 1 minute from Parc des Éperviers, you will have quick access to numerous activities, including playgrounds, a skating rink, sports fields, and more. Close to all amenities.

Included : Light fixtures, curtain rods, pergola, blinds, water heater, air exchanger, leased propane tank, central vacuum and accessories, range hood, dishwasher, and wiring for an alarm system.

Excluded : All personal belongings.

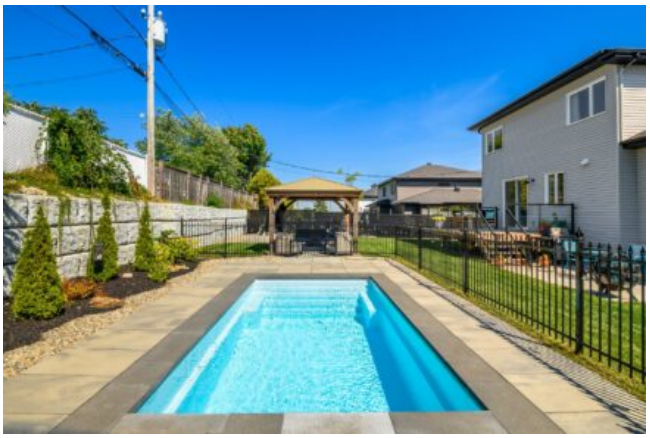
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