

Rue Marcel-Giguère Blainville (Laurentides)

Reference: 18839591



\$ 895,000



Jeremy Benaroch
514.781.5612 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Plot size : 32 420 ft²

Rare opportunity to build a luxury custom estate on a spectacular 32,420 sq. ft. wooded lot backing onto the small water stream in one of Blainville's most sought-after locations. Ready to build with architectural plans completed, construction estimates available, and permits previously approved for reissuance. Potential for a residence offering 10,000+ sq. ft. over three levels, plus a triple garage, pool, and exceptional outdoor living spaces. Possibility of acquiring the adjacent property to create a private compound with tennis court, sports court, or additional amenities.

A rare opportunity to build a landmark estate in one of Blainville's most prestigious and sought-after enclaves. Nestled on an exceptional 32,420 sq. ft. wooded lot, this ready-to-build property offers the perfect setting for a luxury custom residence surrounded by nature, with the tranquility of the river as your backdrop. The generous dimensions and unique topography allow for the construction of an impressive estate featuring approximately 10,000 to 12,000+ sq. ft. of living space over three levels, in addition to a three-car garage, resort-style pool, expansive terraces, and meticulously designed outdoor living areas. The property offers an unparalleled blend of privacy and prestige, bordered by mature trees and natural landscapes while remaining conveniently located near all services, schools, golf courses, and major transportation routes. Significant planning work has already been completed, allowing the future owner to accelerate the realization of their vision. Architectural plans have been prepared, construction estimates are available, and permits have already been approved and can be reissued, substantially reducing development timelines. For those seeking an even more extraordinary compound, there is also the possibility of acquiring the adjacent property at 1 Rue Marcel-Giguère, creating the ultimate private estate with additional grounds for a tennis court, basketball court, wellness pavilion, guest house, putting green, or other luxury amenities. An exceptional canvas upon which to create one of the area's most remarkable residences.

Included : All measurements, dimensions, areas, permits, plans and information contained herein are provided for information purposes only and must be independently verified by the buyer. Final dimensions and lot area shall be confirmed upon issuance of an updated certificate of location and/or survey plan.

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