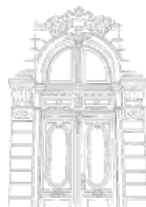


PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

WESTMOUNT, QC, CANADA



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L'Immobilier d'Exception
— F R A N C E —

WESTMOUNT, QC, CANADA

Fabulous south facing property renovated using the finest materials. Prestigious location in the heights of Westmount, next to Summit Park. It offers custom finishes and top quality materials for a contemporary design. Generous fenestration and 2 skylights in second level bathrooms. Featured are 5+1 beds, 3+1 bathrooms, very original wine cellar, spacious garage and saltwater pool. 3 level property (including the basement) First level:- Glass entrance doors with architectural details;- Large closed vestibule, closet;- Stylish powder room;- Large, bright and welcoming living room a few steps down from main hall;- Dining room that opens on living room and on main hall, which can accommodate 12 + guests;- Pleasantly functional and bright kitchen with huge center island. High-end appliances, original hood and lots of storage;- Spacious family room with wet bar and gas fireplace, pocket doors;- Access to terrace and garden;- 17 foot ceiling in the hall;- The magnificent chandelier in the hall is from Venini, made of Murano glass (Italy). Second level:- Spacious master bedroom with complete en-suite bathroom, storage, closet and large walk-in;- 4 other bedrooms;- Second fully equipped bathroom; - Boudoir with gas fireplace (or 5th bedroom) Basement- Very large family room;- Bedroom;- Bathroom;- Gym room;- Very original wine cellar;- Heated 2 car garage. Gorgeous landscaped garden, surrounding a concrete saltwater pool; Outdoor gas firepit in the lounge corner of the terrace. Technical information: First quality white oak wood flooring on the 3 levels; White oak swinging and sliding doors on the ground floor. Brass hardware throughout and all sliding doors have soft close system; Formal entrance, mudroom, laundry room and every bathroom and powder room floors are heated, and so is the wooden floor in the basement (except for the wine cellar, the mechanical room and the garage); The master bathroom's counter is of marble, and so is the wet bar counter of the family room next to the kitchen; The floor tiles of the powder room are of marble; The kitchen counters and backsplash are made of quartzite (natural stone). The counters of the second bathroom and the laundryroom are made of quartz; 3 gas fireplace inserts, one in the family room and one in the boudoir on the first floor (5th bedroom) and an outdoor firepit; A 200 bottle wine cellar, roomy enough to hold wine cases as well; Appliances: Thermador cooling and freezing towers, Bosch dishwasher, Miele gas oven with integrated infrared grill, Miele rapid microwave oven; Gas heated saltwater concrete pool (Piscine Bonaventure) Electricity 400 amps; Electric heating with 2 furnaces, air conditioning from 2 outdoor heat pumps (3.5T and 3T.), 2 humidifiers and an air exchanger; 2 water heaters with recirculating pump for the bathrooms on the second floor; Spacious double car garage heated with epoxy floor finish with sink; Integrated speakers throughout the house as well as on outside terrace; 6 security cameras, alarm system and 2 chimes with camera and speakers connected through the System 4 console (incl.); Details of the canopy, mouldings, doors and windows made out of anodised aluminum; Outdoor stairs and window edges in St-Marc stone.



Prix : \$6,115,385.00 USD

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