PONCET & PONCET

L'Immobilier d'Exception

FRANCE

CARIGNAN,QC,CANADA

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WATERFRONT MANSION. One-of-a-kind estate set on an over 2-acre lot! Stone exterior walls expertly cut by masons & spectacular pool will leave you speechless! Grandiose family room w/ travertine & cherry wood floors, coffered ceilings & oversized windows. Soundproof theater room, Miele appliances fit for a chef, 4 garages, home automation system for lights/music/cameras; water access & floating dock, 3 gas fireplaces add a touch of luxury, two Jacuzzis & sauna. In front of the home; a heavenly natural pond w/ jets & waterfall lined w/ century-old trees & weeping willows. Come visit!OUR TOP 3:-Heavenly waterfront estate (over 2 acres of land) with pool & water access including a floating dock-Nothing but the best materials were used throughout this home built in 2003-The sheer size of the property with its large rooms; opulence at its finest! MAIN FLOOR:-The main living room is a sight to see: extraordinarily bright with its towering floor-to-ceiling windows, the most elegant coffered ceilings with additional crown moldings inside & imposing gas fireplace -Roomy chef's kitchen with center island, granite countertops, built-in top-of-the-line appliances, finished with attention to details -Veranda with heated flrs & coffered ceilings overlooking peaceful greenery & the pool area.-Elegant dining room-Secondary living room with fireplace-Office w/ rich colored wood theme-Detailed wrought iron railings-Full bathroom & powder room UPPER FLOOR:-4 bedrooms each with en-suite bathrooms (w/heated floors) & walk-in closet-Large primary bedroom w/ en-suite bathroom featuring marble floors, shower & countertops & a private balcony over looking the L'Acadie river & the backyardBASEMENT-Hardwood floors-Dream playroom w/ fireplace currently setup with a pool table & seating area-Soundproof theater room-Enormous storage room-Cold room that can be converted into a wine cellar-Full bathroom-Sauna & Gym-Service staircase to the basement + exterior entranceBACKYARD & ADDITIONAL FEATURES:-Water access including a floating dock-Saltwater pool w/ gas water heater & waterfall-Pool house w/ toilet-Large natural pond (front of the property) w/ 2 jets & a waterfall (fish, turtles, frogs, water lilies, etc.) -Home automation system with Crestron application allows remote control of lights, music, cinema room TV, opening/closing of front electric gate & cameras-Geothermal energy heating system-3-car garage w/heated floors + 1x additional separate garage (4 total)-2 air-conditioning & heating units-Tasteful crown moldings throughout -Central vacuum cleaner house/garage-Hot water re-circulator-Double doors in all rooms except bathrooms-Laundry chute with possibility to convert into an elevator*The living area provided is from the municipal assessment website. Floor plans & measurements are calculated by iGuide on a net basis**...CONTINUED list of inclusions: TV & sound system in the cinema room, home automation, router & antennas, security system (cameras, kitchen telepad), 4 garage door openers & 4 remote control for electric fence in front, outdoor dock, outdoor stone table & benches, outdoor reconstituted stone pots in front, 3 pond pumps, irrigation pump, 3 basement stools in front of the bar, bathroom bench #2, bathroom bench #4, kitchen stools (2) and bench, garbage cans, garage panels, (water cooler & safe in the fourth garage left as donations)

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PRIX : $3,798,450.00 CAD

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