

InvestorsAlly Realty

Quebec – Canada

Île Gagnon



Size: Island: 19,05 acres; house: 24,000 sq. ft.

Price: USD 29,655,500

Location: Montreal, Quebec

Selling Agent: Ralph Y. Liu, CA DRE Broker #01342940, NMLS #318365, InvestorsAlly Realty, CA DRE Office #01523183, NMLS Office #397242
23 Corporate Plaza Drive, Suite 133, Newport Beach, CA 92660, Tel: [1-888-388-5432 x 888](tel:1-888-388-5432), Direct: [1-949-371-9139](tel:1-949-371-9139), Fax: [1-888-315-3831](tel:1-888-315-3831)
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Magnificent stone mansion custom built in 2001 by one of the world's most illustrious entertainers and her family.

Located on a private island measuring over 830,000 sq ft, this grand estate is being sold turn-key with almost all its

contents*. A private gated bridge with security post welcomes you onto the island which is completely fenced in for

maximum privacy and security. If one prefers, a helipad can be created to make access by air possible. In the style of a French Normand Chateau, the 24,000 sq. ft. residence is completely sheathed in stone with dramatic slate roof.

The luxurious classical interiors are unrivaled in their finishing and detailing. The main floor features a formal living room and dining room seating eighteen, completely custom "la Cornue" kitchen, spectacular paneled library and family room with custom fireplaces and built-ins, informal dining and sun rooms and an office. A majestic winding staircase leads to the second level featuring the master's suites as well as the children's suite. The third storey houses a guest bedroom and home gym with state of the art equipment. Tranquil water views are present from almost every room and a customized elevator makes moving through the residence a breeze. On the lower level, one will find a handsome games' room and a vaulted stone wine cellar with integrated tasting room that is second-to-none. The exterior features numerous stone terraces from which one can appreciate the surrounding water views and natural forested environment, a large in-ground pool and fabulous pool house equipped with its own kitchen and built-in grill making outdoor entertaining a delight. A truly once-in-a-lifetime offering befitting the most discriminate buyer. Own a piece of history.

**The vendors' personal effects are excluded from the sale.*

See the listing broker for a complete list of inclusions and exclusions.

All potential purchasers must be pre-qualified before scheduling a viewing.



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Amenities

- This truly one-of-kind home is being offered as a turn-key purchase including: all the furniture (most antiques); artwork; decorative accessories; Persian rugs; linens; china; glassware; flatware and more (a full list will be provided to the prospective purchasers)
- The secluded lot is set on a private island measuring over 830,000 sq ft. It is completely fenced in for ultimate privacy and replete with matures trees. There's a potential to add guest houses on the site (with city approval). Adjacent to the house is a large in-ground pool and stone pool house equipped with its own kitchen and built-in grill.
- Grand entry foyer open on three levels with magnificent winding staircase and inlayed marble floors
- Spacious formal living and dining rooms with solid wood herringbone floors with figurative inlays, custom built-ins, decorative ceilings and water views
- Fabulous wood-panelled library with custom fireplace surround, built-ins, coffered ceiling and gleaming custom wood floors
- Spacious office with customized cabinetry, decorative high ceilings and full-fitted media interface
- Spectacular "La Cornue" kitchen with water views on three exposures. This gourmet chef's kitchen features solid wood cabinetry, granite counters, amazing 62" cooktop with commercial hood 4 prep sinks, built-in rotisserie appliance, 3 ovens, 2 dishwashers, 2 built-in 36" Subzero refrigerators, 4 fridges, hard wired professional Elektra Espresso machine and more...
- Gorgeous sun room with stone walls, Jerusalem stone floors and overlooking pool, terrace and river
- Informal dining room and family room with magnificent built-ins, with integrated media components
- Luxurious master bedroom suites with sumptuous ensuite bathrooms, spacious walk-ins closets, Juliette balconies and oversized doors and windows overlooking the water. The lady's suite directly overlooking the water is a real exercise in classical architectural beauty. It features flawless interior finishes from the delicate wall moldings to the exquisite canopy bed and boasts a separate boudoir with double height ceilings, separate soaking tub quarters for the ultimate relaxing experience, classical ensuite bathroom with vaulted marble shower and the ultimate walk-in closet
- Recently updated children's quarters featuring a decidedly contemporary flair and boasting two bedrooms with their own separate den with fully integrated media components and custom hi-lacquers built-ins

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- The third storey features a spacious guest suite and home gym that can be used as an additional bedroom
- The lower level reveals a fantastic games room with beautiful wood panelling, billiards' table, integrated bar and media system. And for the ultimate entertaining experience, a most stunning stone vaulted wine cellar with integrated tasting room seating 10
- Custom fabric walls, draperies, sheers and valances throughout
- Custom wainscoting, moldings and built-ins throughout
- Fabric panelled elevator accessing all four floors
- Custom wood doors and windows throughout
- Integrated sound, satellite and lighting system throughout the house (Bang and Olufsen, Genelec, etc.)
- State-of-the-art surveillance system throughout within and around the house

Inclusions:

All appliances and accesories in main Kitchen, basement kitchen and pool house. Built-in coffee maker "Elektra", washers, dryers; all light fixtures and sconces; blinds; drapes and rods; all interior furnitire and decorative accessories (except those indicated in exclusions); all area rugs; cutlery; dishware; glassware; books; (except those indicated in exclusions); built-in sound systems; smart-house system; televisions; built-in speakers; central vaccum; alarm system; security system + cameras; Wall Art and mirrors with the exception on personal photos; pool table and all other games tables; exterior furniture; pool accesories; statues; fountains and exterior vases; childrens play park.

Exclusions:

All personal effects of vendors and their children.



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FIRST LEVEL

Entry 24'10 x 21
 Formal Living Room 25'4 x 22'6
 (water view)
 Formal Dining Room 30 x 16'6
 (access to balcony | water view)
 Kitchen 30'6 x 23'6 irr
 (water view)
 Solarium | dinette 19'5 x 13 irr
 (water view | access to rear yard)
 Butlers Pantry 15'10 x 9'8 irr
 Family Room fireplace 25 x 23'2 irr
 (access to rear yard)
 Informal Dining Room 19'8 x 16'11 irr
 Library | Smoking Room 22'7 x 18'11
 (wood fireplace)
 Office | Media Room 27 x 18'4
 (door to exterior)
 Powder Room 19 x 11'2 irr
 Powder Room 7'6 x 7 irr

SECOND LEVEL

Master Suite
 Sitting Room 31 x 17'6 irr
 (fireplace, water view)
 Master Bedroom 31 x 23'1
 (water view)
 Master Bathroom 37'5 x 15'4
 3rd level (Mezzanine)
 Soaking Tub | Dressing Room | Walk In
 Closet
 Dressing Room water view 23'4 x 14'6 irr
 Walk-in Closet 30 x 19'6 irr
 Master Suite
 Master Bedroom 22'4 x 22'10
 (water view | Juliette balcony)
 Master Bathroom 16'2 x 7'7 irr
 Dressing Room 24'5 x 18'10 irr
 Childrens' Suite
 Playroom | Media Room 24'7 x 19'8
 (Bang and Olofson Sound System)
 Bedroom (water view) 16'6 x 13'4
 Bedroom 22'9 x 8'6

THIRD LEVEL

Bedroom (water views) 29'1 x 25'11
 Ensuite Bathroom 12'11 x 4'9 irr
 Bedroom 30 x 17'9
 (water views | Juliette balcony | 3 Walk in Closets)
 Bathroom 17'1 x 6'9 irr

BASEMENT LEVEL

Game Room | Media Room 30 x 14'10 irr
 Wine Cellar | Tasting Room 26'9 x 24
 STAFF AREA
 Commercial Kitchen 13'7 x 8'4
 Staff Bathroom 7'9 x 5'11 irr
 Laundry | Storage 23'10 x 15'10 irr

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