

HOMEFRONT

THE GAZETTE | MONTREAL | SATURDAY, JUNE 25, 2005 | SECTION EDITOR: BRENDA O'FARRELL | 514 987 2563 | ofarrell@thegazette.canwest.com

E 3 Shelter
4 @Home decor
6 Real estate
classified ads

Residents of Griffintown enjoy
area's charm, friendliness, E3

Extreme heat early in the season
takes its toll on your flowers, E4

RANDOM SAMPLER

A selection of recent Montreal-area real-estate transactions



Dollard

237 Blue Haven St., semi-detached cottage, 3 bedrooms, 1 bathroom, 1 powder room, new doors, windows, roof and heat pump, finished basement, central air. Built in 1979 on 4,050-square-foot lot. Taxes (municipal and school): \$2,599. Valuation: \$142,300. Asking price: \$209,000. **Sold for \$192,500.** Listing agent: Jihane Samaha, Re/Max Invest, Dollard des Ormeaux.



Dorval

1840 Denton Ave., bungalow, 3 bedrooms, 2 bathrooms, 1 powder room, finished basement, in-ground pool. Built in 1955 on 7,102-square-foot lot. Taxes (municipal and school): \$2,850. Valuation: \$185,700. Asking price: \$269,000. **Sold for \$265,000.** Listing agent: Fiona Costello, Re/Max Royal Jordan Inc., Beaconsfield.



Chomedey

437-439 70th Ave., duplex, finished basement, aluminum windows, forced-air heating. Built on a 5,650-square-foot lot. Taxes (municipal and school): \$3,875. Valuation: \$177,000. Asking price: \$277,000. **Sold for \$260,000.** Listing agent: Nancy Stavrianeas, Groupe Sutton Royal Inc., Dollard.



Pierrefonds

11911 Pavillon St., semi-detached cottage, 3 bedrooms, 1 bathroom, 1 powder room, updated kitchen, new bathroom, new roof, fireplace, yard, deck. Built in 1967 on 3,545-square-foot lot. Taxes (municipal and school): \$1,762. Valuation: \$90,100. Asking price: \$169,000. **Sold for \$159,000.** Listing agent: Bogumila Kalbarczyk, Groupe Sutton Performer Inc., Pointe Claire.

If you are an agent and want to submit your listings that have sold, e-mail them to realestate@thegazette.canwest.com. Include a digital photo and listing info.



The second-floor conservatory (top left) is framed with elaborate ironwork and stained-glass insets. The master bedroom (right) has 18-foot ceilings, a fireplace and beautiful post and beams. The house sits about three-quarters of a kilometre from the road.

REAL ESTATE



PHOTOS: RICHARD ARLESS JR. THE GAZETTE

A piece of paradise for \$2.8 million

An hour from Montreal, in the Eastern Townships, is a 335-acre retreat, featuring a Norman-style residence with incredible mountain views, guest quarters, spring-fed ponds and five alpacas

The car rounded a bend and, as if on cue, a doe and spotted fawn appeared on the road. A flash of white tails and they melted back into the underbrush.

Welcome to Paradis Rd., where the closest neighbours look like Bambi and unexpected human visitors are a rare concern.

The driveway of this country retreat alone is three-quarters of a kilometre long, a dirt road that winds past pastures and ponds, through rolling meadows and thick forests. It ends at a clearing at the top of a hillside, where a stately four-bedroom house overlooks 335 acres



MARY LAMEY

of wilderness. The house is now up for sale, offered at \$2.875 million.

"When we started looking for a country place, we wanted no neighbours, no noise and no visual pollution. We wanted to be away from everything and yet not too far from services," one of the current owner said. "After a while, we started to won-

der if such a place existed."

Their search eventually took them to the Eastern Townships town of Dunham, about an hour south of Montreal off Highway 10. Back in the hills, they found their little bit of Paradis.

"Whether it's noon or midnight, the sound is the same. You only hear the whisper of the trees," the owner said.

It helps if your property is the size of a duchy: The 335-acre retreat is about two-thirds the size of Monaco. Accessible by only one road, it is off limits to hunters, snowmobilers and ATV drivers. That's just the way the owners like it.

Please see ESTATE, Page E2

Property Report

Location: 245 Paradis Rd., Dunham, Que.

Asking price: \$2.875 million

Valuation: \$703,600. (Land:

\$335,100 and house: \$368,500)

Taxes: \$8,752. (Municipal:

\$6,784 and school: \$1,968)

The listing: 335 acres of rolling farmland, forest and meadows in the Eastern Townships. The listing includes a 5,000-square-foot residence built in the Norman style. The house, built between 1975 and 1990, follows the gentle contours of the land. As a result, the ground floor is built on several levels, each connected by a few

steps up or down. The interior features high ceilings and post-and-beam construction. The home has four bedrooms, three baths and a powder room. There are three fireplaces - in the master suite, the TV room and the living room. The kitchen has a glass-fronted breakfast nook offering a panoramic view of Mount Pinnacle, Jay Peak and Sutton Mountain. A new barn near the main house is home to five alpacas. The property also has a sugar shack and bush, assorted outbuildings and three cascading, spring-fed ponds.

The agent: Sharyl Thompson, Royal LePage Action, (450) 266-6888. www.sharyl.com

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