

## **Laurentian Luxury St Faustin, Quebec, Canada**

This superb custom-built 4-star home sits high above the Royal Laurentian golf course with an unblemished view of the 18th hole and 5 fairways. It is just a 5 minute drive from Mont-Blanc ski resort and 20 minutes from Tremblant with panoramic views from the abundant windows, charming turret and a brand new bubbling jacuzzi on the huge balcony. This home boasts excellent rental income potential of an estimated \$3000 CDN per month. Built in 2001 this high quality luxurious, air-conditioned home has been professionally decorated and comes furnished, covering 3500 sqf (325 sqm) of living space on a beautiful lot just under 1 acre (4012 sqm). It has two drive ways, the first of which is brand new unistone leading to the lower level 2-car garage and 1 bedroom, full ceramic bathroom, living room and kitchen apt. which can be used as a rental, grannie suite, caretaker's quarters, offices, etc. with plenty of storage space. The upper driveway leads to the main level featuring a large wood-floored entrance and living room with charming wood beams, wall-to-wall windows overlooking the golf course and a full wall of stone with inset fireplace. The large kitchen and semi-circular fully-windowed dining room are great for large family gatherings and there is a main floor bathroom for family use. The main-floor master bedroom has its own huge bathroom including a double therapeutic bath. The upper floor has two bedrooms and one bathroom. All bathrooms are ceramic tile.

Do you find yourself dreaming of a magical place, a place where everything is green for as far as the eye can see? Here you'll find an emerald oasis of peace and comfort in the heart of the Laurentians, just 1 hour from Montreal and 20 minutes from Tremblant, voted one of Quebec's 10 most beautiful golf courses. As owner of this property, you will also benefit from the amenities offered by the Royal Laurentien Golf Club including a sandy beach, tennis court, swimming pool, gorgeous terrace views, banquet facilities, children's playground, illuminated skating rink, hiking, biking, cross-country ski and snowshoe trails, private roads, driving range, golf academy, and direct access to the P'tit Train du Nord linear park. If your busy schedule prevents you from enjoying full-time occupancy, an experienced rental management service is available and you can rest assured that your investment is in good hands with a full time on-site maintenance team.

Designed and built by Gabriel Menard, this mountainous golf course is sure to put your golfing know-how to the test. You will be challenged by over 90 sand traps, ponds present on 15 holes, numerous elevated teeing grounds, and the 600 yard 12th hole. The Royal Laurentien will thrill you with its wide fairways, wooded areas, brooks, flowers, water falls, and breathtaking panoramic view. Year after year, the Royal Laurentien is ranked as one of the most beautiful golf courses in Quebec and Canada. In 1997, the prestigious Canada's Golf Ranking Magazine ranked them the 65th best golf course in Canada, and 10th best in Quebec. In 2001, the Royal Laurentien was awarded a silver medal for "Hotel Golf Course of the Year" by the magazine Golf International.

This fantastic opportunity is a great way to purchase your retirement or holiday home in Quebec and pay off the mortgage while enjoying the property yourself. Located near to everything and yet far enough away from it all, this property is perfect as a buy to let - residential or buy to let - tourism residence. Full on-site rental management services are available as an option, which means you can rent it or live in it at your leisure. Rental management fees range from 20-10% of income based on the rental duration. Financing is available with a minimum downpayment of 25% for non-residents. Low annual taxes (total of \$4228 CAD in 2007 - including municipal and school) make this an attractive purchase for the retiree, holiday seeker, or investor alike. Finally, reservation is possible with only 1% of the purchase price - a mere \$7500 CAD!