

# FOR SALE | LAC EN CIEL



**663 ACRES IN THE HEART  
OF MONT-TREMBLANT**

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# LOCATION OVERVIEW

## Chemin des Boisés, Mont-Tremblant

Discover unparalleled luxury in this 663-acre masterpiece between Mont-Tremblant and La Conception. This extraordinary estate features a private, secluded lake and gated entrance leading to a semi-finished model home. Carved from pristine granite mountains, it offers breathtaking Laurentian vistas and exclusive access to Lac Mercier.

Immerse yourself in nature’s playground along the famous Petit Train du Nord trail. Kayak, paddleboard, bike, or cross-country ski in your personal paradise. With potential for a world-class golf course and private club, this rare gem presents limitless opportunities for discerning investors.

Seize this once-in-a-lifetime chance to own Mont-Tremblant’s most coveted address. Craft a legacy that will endure for generations in one of nature’s most spectacular settings.

## LAND DETAILS

		
CITY, BOROUGH Mont-Tremblant & La Conception (Québec)	TOTAL LAND SIZE 663 Acres	NUMBER OF LOTS 8 Lots



1

1.19 KM existing road semi-finished

2

Semi-finished model house

3

Entrance gate house

4

Direct access to Le P'tit Train du Nord

5

Private dock

6

Lakefront lot on Lac Mercier



# HIGHLIGHTS



## PRIVATE LAKE:

- LAC DE LA POCHE - MOSTLY LOCATED IN TREMBLANT



HIGHEST ELEVATION:  
400M - LIDAR MAP  
AVAILABLE



INTEGRATED TO LE  
P'TIT TRAIN DU NORD



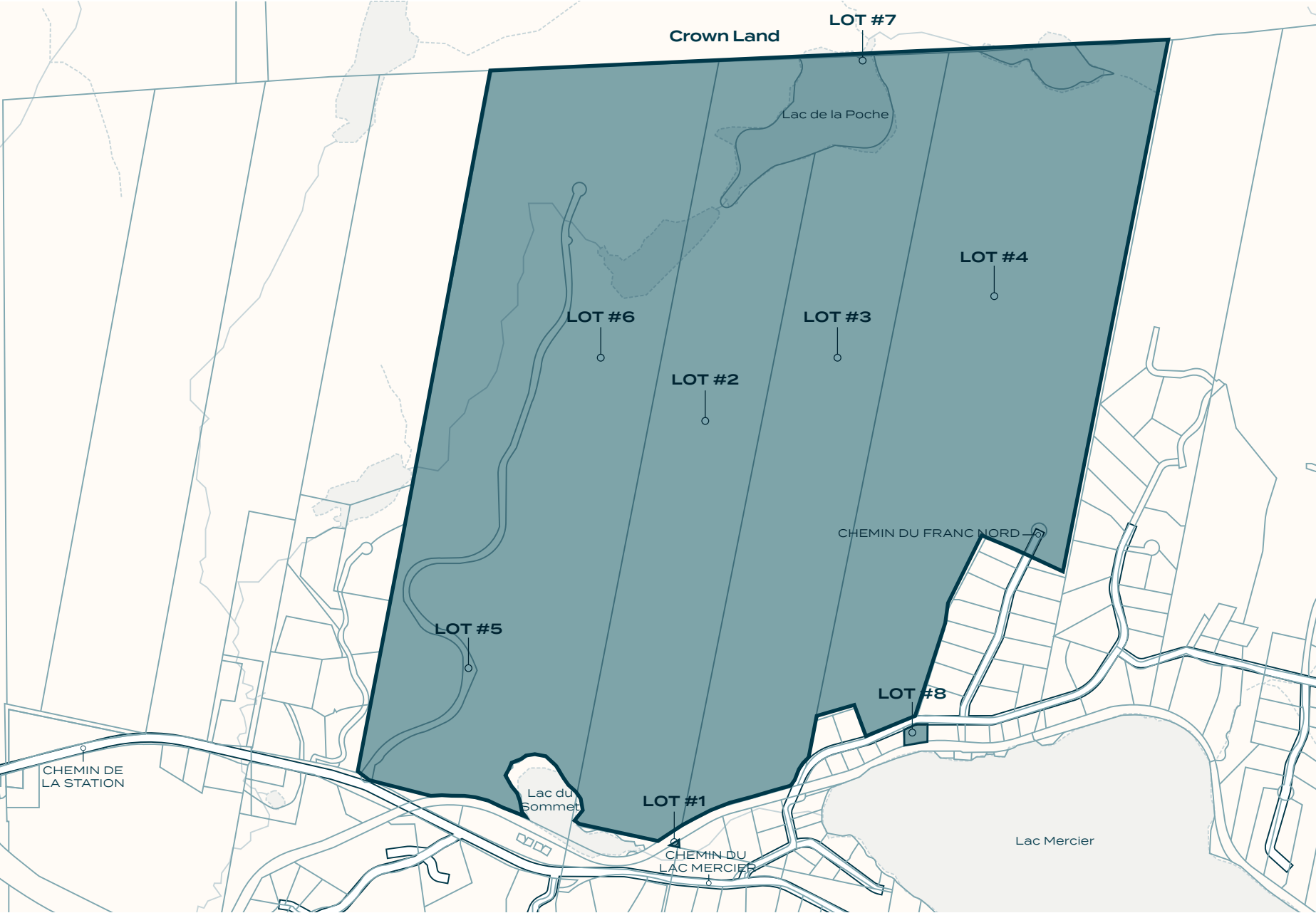
## 5 STREAMS



LAKEFRONT LOT ON  
LAC MERCIER



MULTIPLE VIEWS OF  
MONT-TREMBLANT, LAC  
MERCIER & ROUGE RIVER  
VALLEY



#	LOT				
1	5011669	3	5333084	5	6286570
2	5009685	4	5009699	6	6286571
				7	5011664
				8	5009653

# POTENTIAL PARCELING OPPORTUNITIES IDEAS

## Option 1: Strategic division for optimal use

- Private Estate (263 Acres): Create an exclusive personal retreat or family compound, offering privacy and natural splendor
- Development Land and Amenities (400 Acres):
  - ▷ Approx. 130 Acres in La Conception municipality
  - ▷ Approx. 270 Acres in Tremblant municipality
  - ▷ Master-planned community potential:
    - 80 to 100 premium lots (3 to 5 acres each)
    - La Conception area allows short-term rentals and integrated projects
    - Opportunity to create a harmonious blend of residential and recreational spaces

## Option 2: Expansive 663-acre private family estate

Embrace the ultimate in luxury and privacy with this remarkable property, featuring:

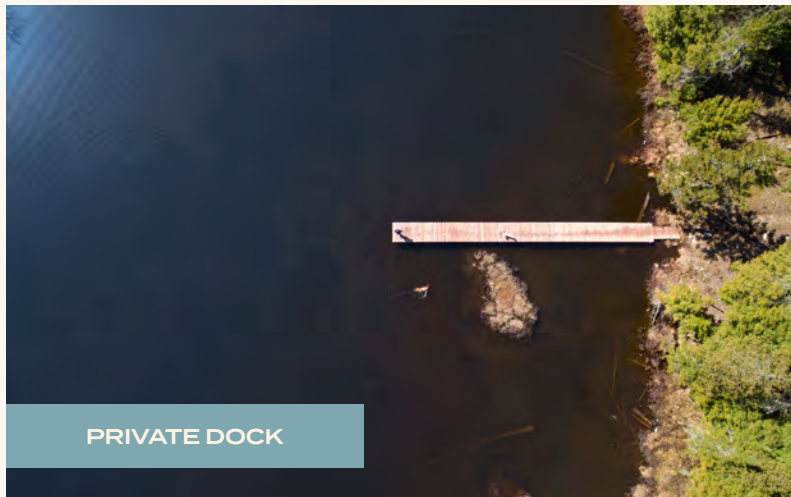
- A private lake
- Unparalleled versatility for personal or investment use
- Potential for: Exclusive family retreat, strategic subdivision for multi-generational living, diverse investment and development opportunities

This property presents a rare opportunity to create a significant private estate or develop a thoughtful community project in a prime Canadian location. The land’s size and versatility allow for various approaches, tailored to the owner’s vision and objectives.






# ON-SITE & POTENTIAL FEATURES



## CLUB HOUSE & SALES CENTER

Potential features:

-  LAP POOL
-  TENNIS COURT
-  FITNESS FACILITY
-  GYM & YOGA STUDIO
-  CYCLING & RUNNING STUDIO

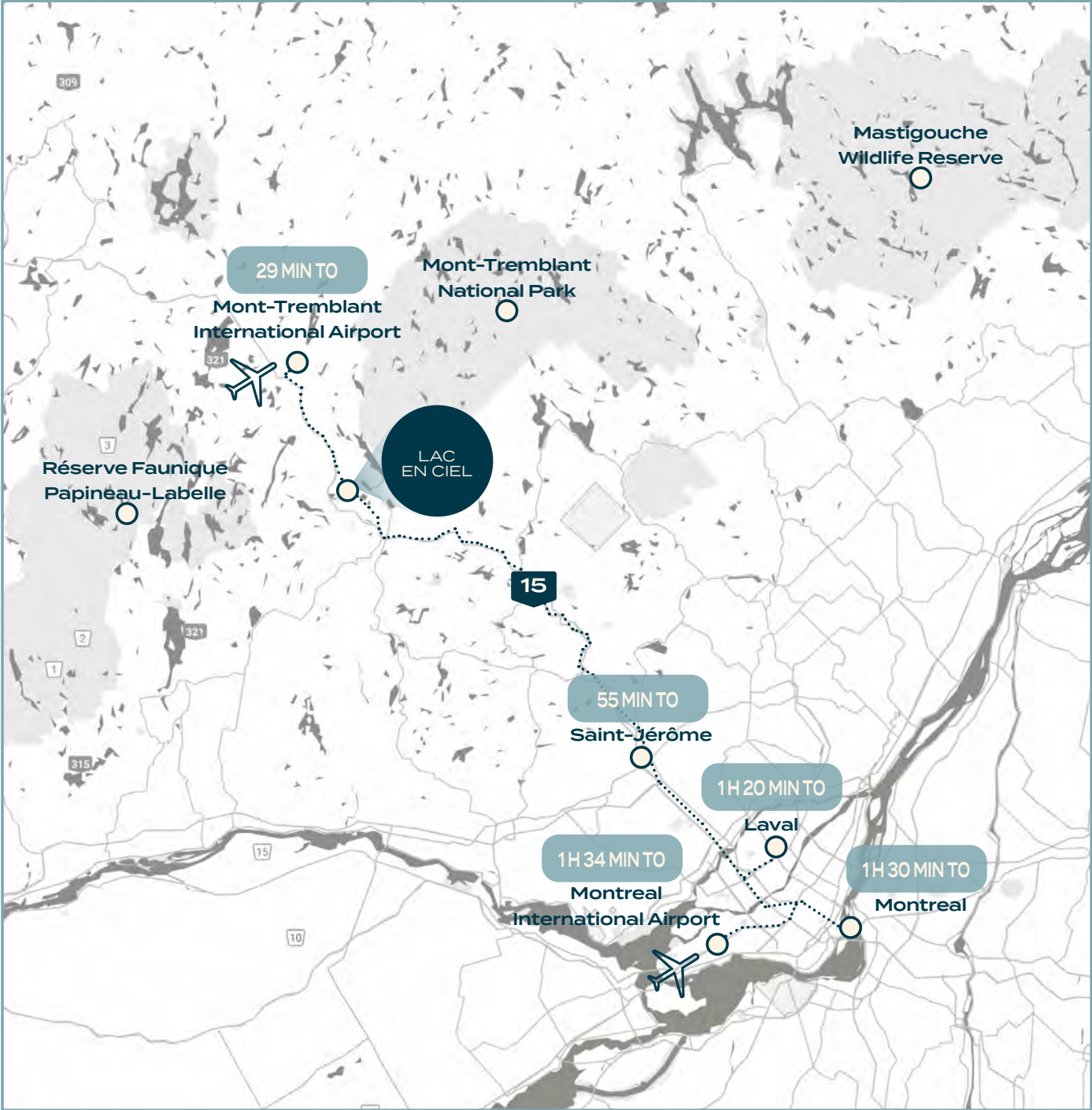


# DRIVING TIME

Easily accessible from major destinations, Lac en Ciel offers convenient access from several key locations:

- 29 min from Mont-Tremblant International Airport
- 55 min from Saint-Jérôme
- 1h20 min from Laval
- 1h34 min from Montreal International Airport
- 1h30 min from Montreal

Nestled near Mont-Tremblant National Park and surrounded by natural reserves, Lac en ciel provides a perfect blend of accessibility and natural beauty, whether you're flying or driving from the city.



# AERIAL IMAGES



LAC MERCIER



TREMBLANT VILLAGE



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*For more information, please contact us:*



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