

The lakefront house at 61 Bob Dylan Lane is for Sale!!!



The house is located on the very serene Chapman Bay, Lake Champlain, on a 50,000 sq.ft lot with over 150 ft private frontage, sea wall, boat ramp access, and stunning lake views.

Contact / information:
raph_s.cohen@yahoo.ca

Raph Cohen
(514) 679-6161

**It is a stone throw from the US/Canada border
in Clarenceville, Québec, J0J 1B0**

**This small quaint residential village is basically
the twin city to Alburgh Vermont**

Satellite imagery:



Chapman Bay, Lake Champlain
(enlarged views of the property on the next page)



- Chapman Bay is little known, partly because of its position near the border, but mostly due to the limited number of lots/houses on its shores.
- About half the bay (north-east portion) is protected by Ducks Unlimited and both Quebec/Canada and Vermont/US environment agencies for water fowls and fauna (turtles).
- The Bay depth is excellent from the front of the house which benefits from the right of use of a natural (approved) boat ramp, with excellent slope and hard stone base.
- Water is clean, clear, unpolluted because there are very few motor boats in this part of the lake.
- Prevailing winds are warm southerly and the bay is an excellent sailing, windsurfing and kite-sailing spot.
- The house lot is high and protected by a natural stone seawall (approved, built 2010).

Photos/Views

The house has stunning unobstructed views of the lake and the mountains of Vermont, with mature trees mostly on the sides and back of the property:

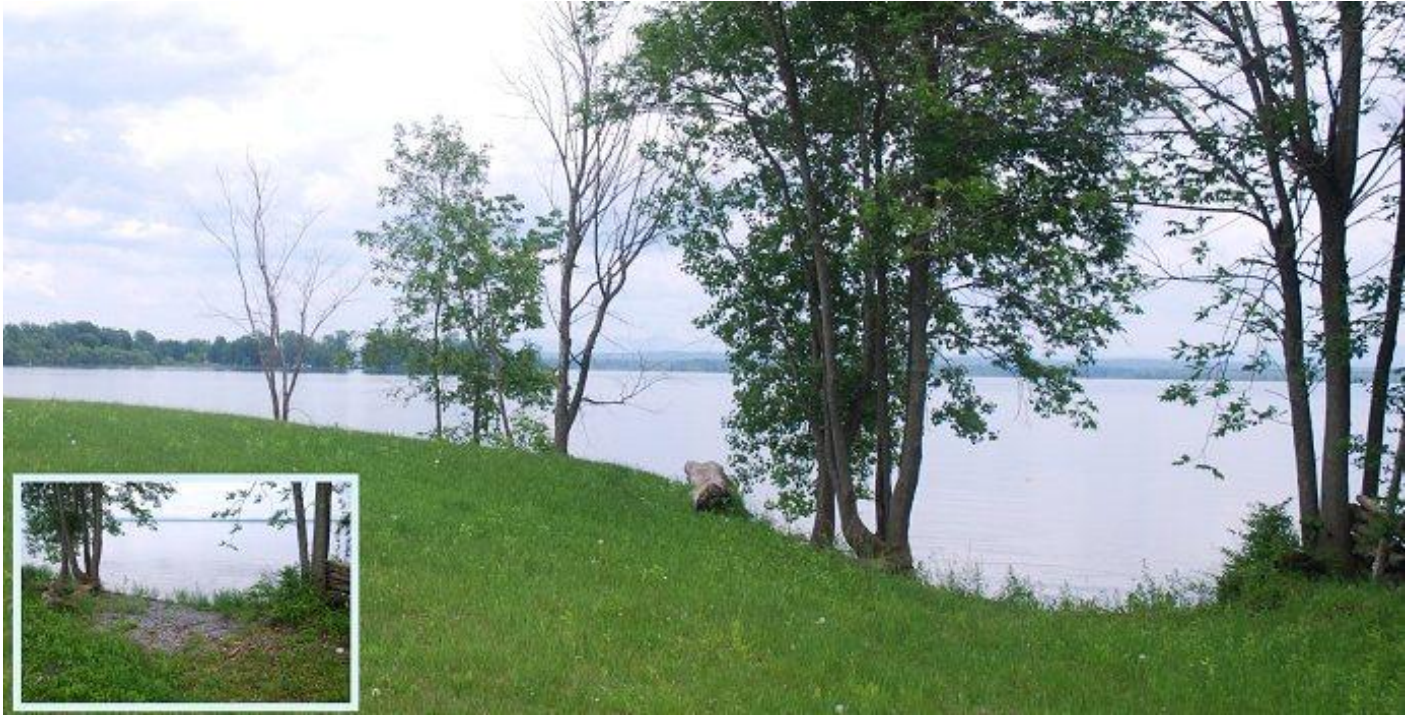


On a spring day, view from the south deck of the house



Reverse view, towards Bob Dylan lane (Allée)

More views



The boat ramp

Your private beach on the lake (looking south)



The house

Designed by a talented local architect (Sonia Martel, Iberville, Qc), and built by professional contractors throughout, to the highest quality and insulation standards, this 4-seasons split-level cottage provides all modern amenities, and the same spectacular lake views can be enjoyed from most rooms in the house:



Main living room, entrance and wood stove



More – Dining room, dining (east) deck and Kitchen



More interior photos



More exterior photos



A natural gazebo under the trees





Exceptional opportunity

- Spectacular property within 200 feet of the border;
- Approximately 50,000 square feet on Chapman Bay,
- High ground, sound, safe, mostly fenced, clean and secluded;
- Over 150 feet of private Lake Champlain frontage (along the seawall);
- All municipal services (water, sewage) and electricity (Hydro-Québec);
- A private location and spectacular views of Lake Champlain and Vermont mountains without any obstruction;
- Includes right of use / access to the adjacent boat ramp;
- Wooded lot to the south is protected - can never be built;
- A 3x2 storey, split level house, 4 seasons, high quality construction 2007;
- Commercial grade all reinforced concrete foundation and basement, with rock-laid footings;
- Torrefied wood (no maintenance required ever) siding ; and
- White stone and concrete aggregate finish (high insulation rating);
- All floors (and baseboards) are either tiled or solid wood (Oak);
- Solid oak staircases;
- Fully equipped kitchen;
- Four bedrooms and two baths (the basement one also used as laundry room);
- All electric heating including heat-pump (A/C), and central furnace;
- Excellent insulation leads to less than (Ca) \$3,000 Hydro costs per year,
- Modern wood stove at the best low-carbon emission standards;
- TV and internet by satellite can be obtained from either Canadian or US providers;
- Professional appraisal 2013 close to Ca\$ 900,000;
- Price reduced to Ca\$ 714,900 (Motivated Seller);
- At the current exchange rate this is less than (US) \$520,000 !!!
- Visits by appointment;
- What are you waiting for ?

Contact / information:
raph_s.cohen@yahoo.ca

Raph Cohen
(514) 679-6161