

Les Sommets

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K A U F M A N G R O U P . C A

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Welcome

Our team would like to welcome you to the Sommets Mont-Tremblant Property Collection. As you peruse through the following pages, we invite you to discover our diverse region and the unique properties at your disposal - making your dream lifestyle a beautiful reality!



Lake Monroe in Mont-Tremblant National Park



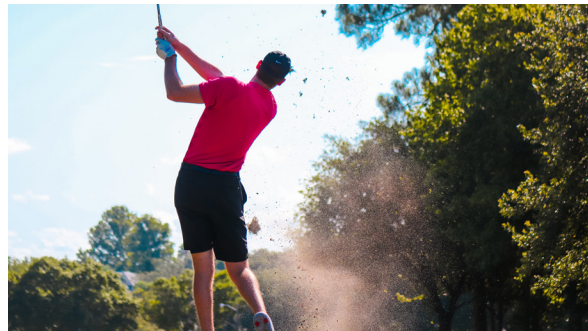
Live in Tremblant

IN THE COUNTRYSIDE

It is perhaps the history of the area, the great outdoors and the unique French Canadian culture that attract most visitors to the region. Taste mountain life and escape to a 4 season world of wooded hillsides, breathtaking views and lively communities. Experience the best Quebec has to offer: lakes, rivers, trails, fall foliage, world-renowned ski hill, golf courses and sugar shacks. An easy pace of life!

Mont-Tremblant is located 90 minutes from Montreal's International Airport and 30 minutes from Mont-Tremblant's International Airport in La Macaza (service to Toronto and New-York City). Once here, discover what surrounds Tremblant.

Spend an afternoon at the sculpture festival in Saint-Faustin-Lac-Carre, enjoy a tea by the Rouge River on la Conception's covered bridge or hike through Mont-Tremblant National Park, the oldest in the province. On your way back, don't forget to soak in the view of The Diable River Valley on the shores of our own Lake Superieur.



Tremblant: A Sense of Place

TREMBLANT : A SENSE OF PLACE

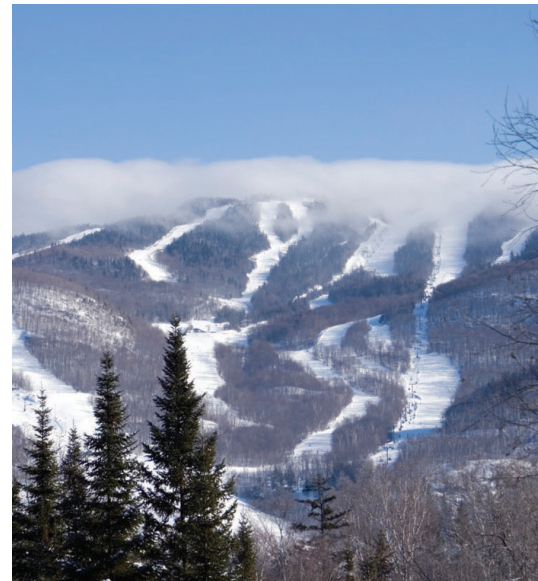
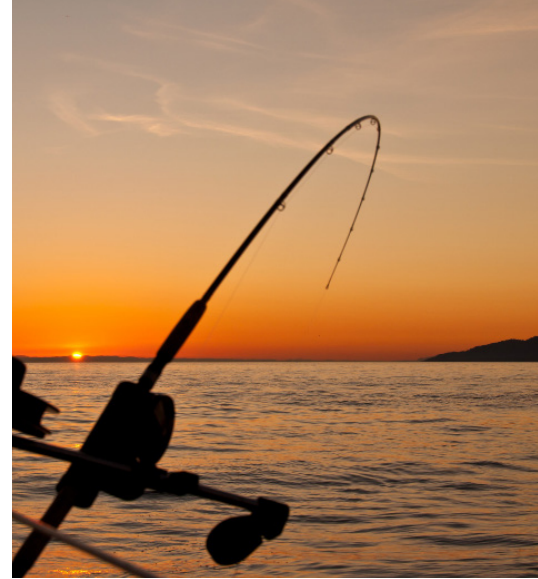
The town of Mont-Tremblant is divided into three different sectors. The downtown sector, historically known as St-Jovite, bustles with its main shopping streets, where a myriad of services are available. Typically Quebecois, this downtown core was the first colonial settlement in the Tremblant region. Today, it is a lovely area to stroll around in and meet locals and travellers alike.

What distinguishes Les Sommets Mont-Tremblant, is that it is nestled in nature between the two other main sectors : Station Mont-Tremblant and the Old Village. The Old Village is gorgeously tucked in by Lake Mercier, where residents have access to a sandy beach. A feeling of tranquillity is rooted here and a variety of activities make of this picturesque area a must-see. The summer market, restaurants and terraces, the skating ring on Lake Moore and the world-renowned race track are only a few of the many highlights in the Village. It is the ideal place for a stroll on the famous P'tit Train du Nord cycling path and a visit to the old village train station, recently transformed into an art gallery, to discover work by local artists.

The Station Mont-Tremblant sector is, in turn, rich in excitement and attractions! The most popular ski station in Eastern North America awaits with its many ski runs, allowing you to take in the beautiful panorama of Lake Tremblant. Strolling the cobbled alleys at the foothills promises a fruitful! shopping escapade. As you wonder around, why not stop at our micro brewery and sip a local beer or sweeten your tooth with some maple taffy on snow? The rest of the seasons are not without perks : the fall foliage is majestic and summer is well known for it's famous Blues Festival, award-winning golf courses and water-based activities (sailing, canoeing-kayaking, wakeboard etc.). Fly fishermen, rest assured our Diable River was the site of the 2008 Canadian Fly Fishing Championship and its shores are lined with discreet access ways. Mont-Tremblant, a destination for all, awaiting only you!



Locally Grown, Internationally Known



Les Sommets Mont Tremblant

A FAMILY STORY ...

Les Sommets Mont-Tremblant is a family run project since 1987. The entrepreneur, historically from the region, has worked across the province of Quebec, developing expertise in mountain side homes, before settling back to his roots, in Mont-Tremblant.

Upon his return, he acquired 330 acres (133 hectares) of prime mountain land in the heart of the Village, land covered with sugar maples which had been owned by the Rabellino family. The rolling mountains, rich with syrup, had allowed the Rabellino's to tap into this purely Quebecois tradition and operate a small sugar shack on top of what is now, Les Sommets Mont-Tremblant. The building still stands today, and like a time sentinel reminds us of the simplicity and traditional ways of the local people in the Laurentians. One of the many features residents of Les Sommets Mont-Tremblant have is the use of the various hiking, snowshoeing and cross-country ski trails that pass by the shack gently nestled in a peaceful clearing. One peak inside brings you back to the turn of the century and makes of your afternoon outing a typical Tremblant day!

Les Sommets Mont-Tremblant is not only ideally located but also offer generous lots with a surface area of approximately 1.5 acres/lot. Covered with impressive maple trees and offering panoramic views of Lake Tremblant Nord, the ski hill or the Diable River Valley, the vistas are unrivalled in the area. In order to keep the project as harmonious with nature as possible and continue the tradition of caring for the land, a workhorse was used to pull out large fallen logs, creating space and workability in each sector of the project.

With this concept in mind, Les Sommets Mont-Tremblant has charmed Canadians, Americans and Europeans alike and a sense of a private, friendly community has developed over the years. The following pages expose the different building potentials for each of the sectors, allowing you to bring your project to fruition.



Properties Map





Sector A

LAKE, MOUNTAIN OR VALLEY VIEWS

These residential lots offer breathtaking views and redefine the relationship between lakes and rolling mountains. Choose to nestle your residence high atop the Diable River Valley and enjoy the sight of skiers gliding down the slopes or the ever changing surface of Lake Moore and Lake Tremblant. Cross-country and snowshoeing trails are at your doorstep here. Privacy inspired by nature in each of these unique and panoramic lots.

Building Possibility : Luxury Lake or Mountain View Residence

Average Lot Size : ± 1.9 acres (0.76 ha)



Secteur "A"

Zoning : V-531

Residential using

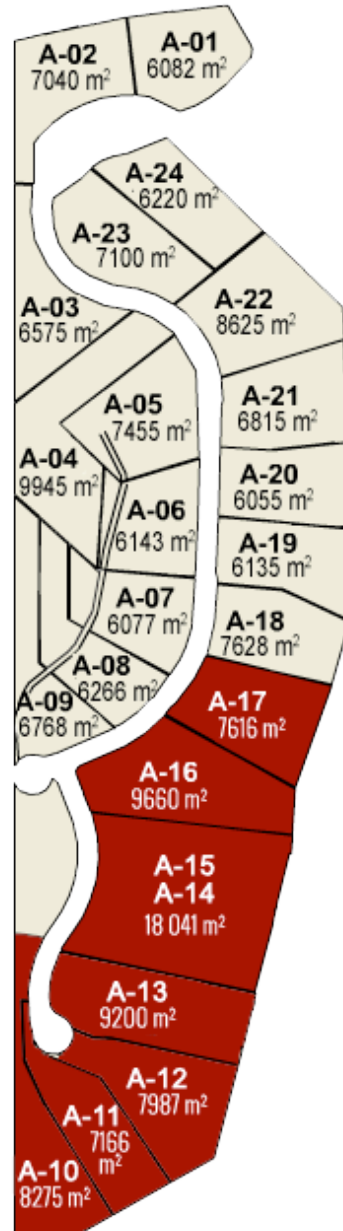
Total area : +/- 234 000 m²

Autorised density : 24 lots



= SOLD

The area of the lots
is indicated on the map.



Sector A - Property Map



Sector B

EXTRAORDINARY INVESTMENT OPPORTUNITY

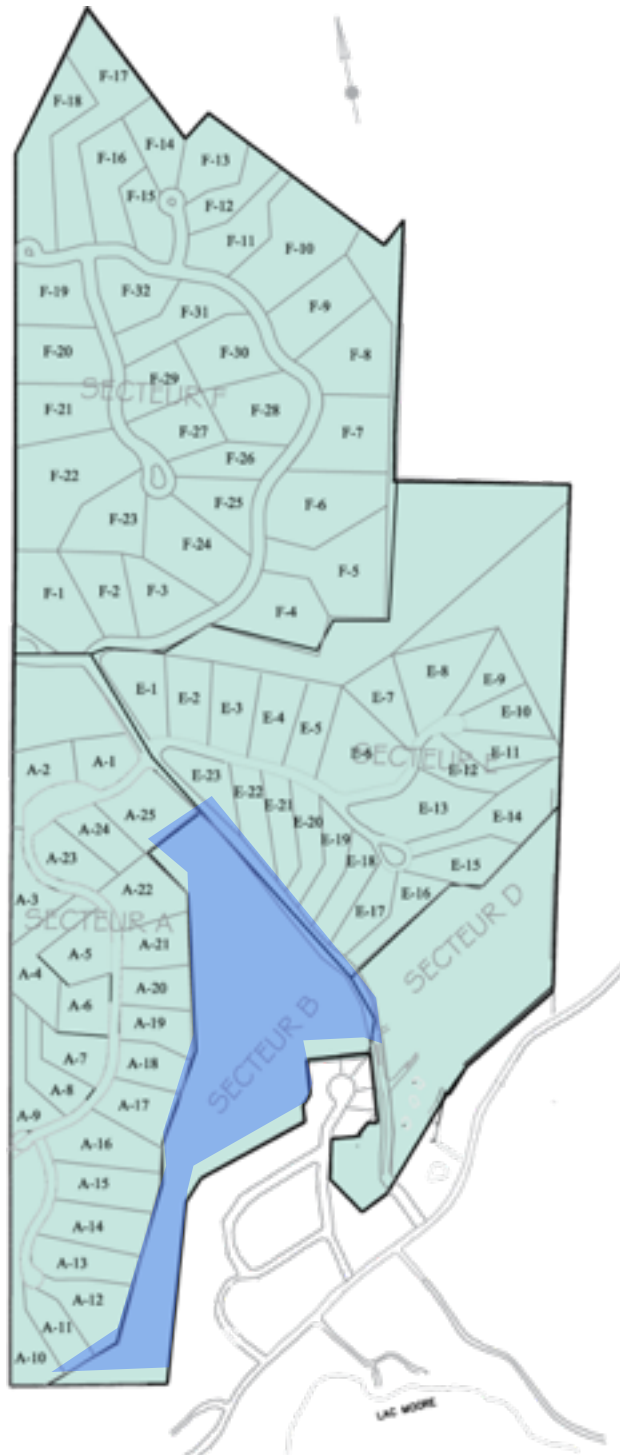
It's only natural that people want to invest in one of Eastern North America's most famous playgrounds. Share the lifestyle you believe in by designing and building a mountain-side condo community, a five-star restaurant, inn or luxury senior's home. This location is unrivalled in this part of Mont-Tremblant. With 21 acres of commercially zoned buildable land, this site is an entrepreneur's blank canvas.

Nestled in by the multi-use biking, walking and cross-country ski trail linking the Old Village to the alpine ski station, these commercial and residential building sites will offer wonderful living space for families or individuals looking to reach out and play in the great outdoors. With splendid views of the famous Mont-Tremblant ski hill, this area is only steps away from the Old Village's amenities. Access to local bakeries, cafes, outdoor shops and grocery stores are some of the few advantages to these private and wooded properties. Easy and centrally located country living at its best!

Zoning possibilities: Condominium Community ; Inn ; Restaurant ; Exclusive Senior's Home

Total surface area for Sector B: +/- Over 21 acres (8.6 ha)





Sector B - Property Map



Sector D

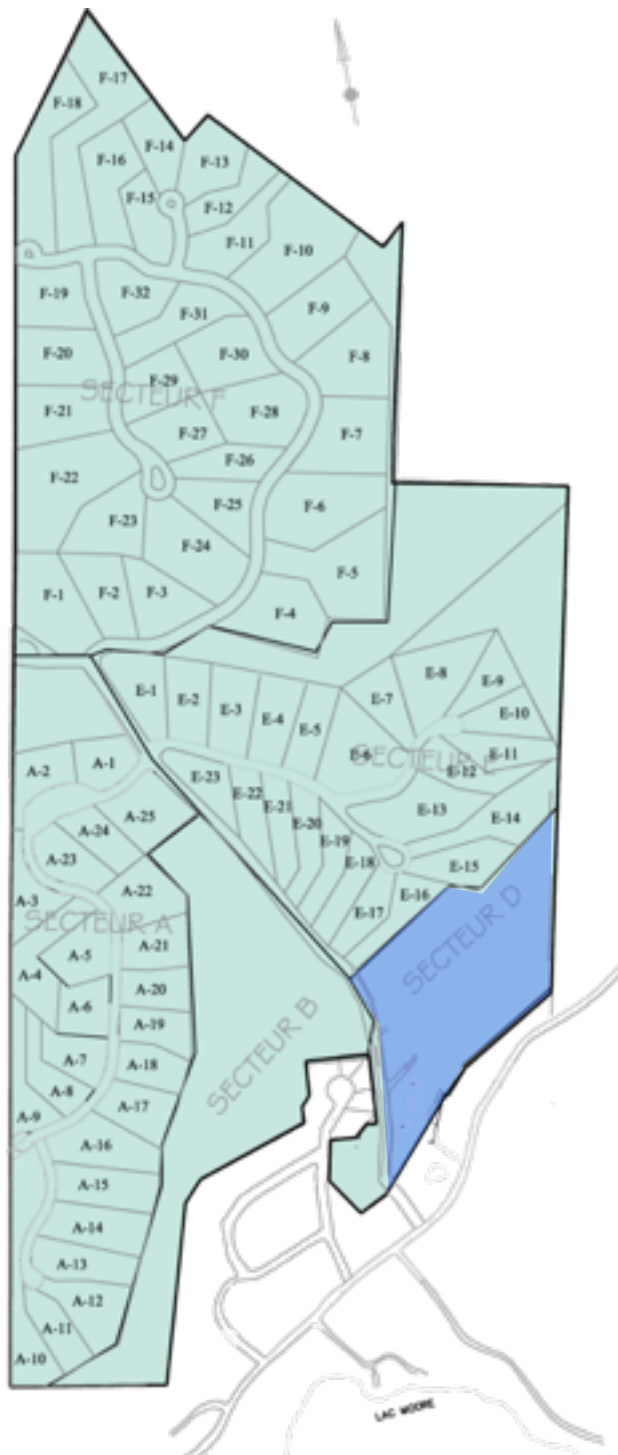
BRING COUNTRY HOME: INVESTMENT OF A LIFETIME

Zoned to welcome a condominium community, this investment property is gently tucked in at the base of the Les Sommets Mont-Tremblant's rolling hills. Feel the village heartbeat and soak in the views of our historic ski hill while you bike or crosscountry down the multi use trail, linking these premises to the traditional village and the ski hill. With an existing road at its center, this land is only awaiting a mountainside developer with a balanced vision to design and build a beautiful community, reflecting the best of Canadian country culture.

Zoning Possibilities: Condominium Community with existing road access

Total Surface Area : +/- 22 acres (8.9 ha)





Sector D - Property Map





Sector E

HOME AT LAST

At home on the mountain top, these properties rise high from the rolling valley floor, allowing you to live a life with nature while soaking in the most splendid views of Lake Moore, Lake Tremblant and some of our region's oldest ski stations (Mont-Tremblant, historical Gray Rocks and Mont-Blanc). Generous lots of forested bliss are at your disposal in this part of Les Sommets Mont-Tremblant. Imagine stepping outside, warm cup of tea in your hands and glimpsing at the vista over your porch, soaring in the trees. Mist covered hills greeting you in the early summer mornings or the smell of wood smoke in the air on crisp fall afternoons. Go ahead, snuggle up, settle in and get to live on these ideal premises.

Building Possibility : Luxury Lake or Mountain View Residence

Average Lot Size : +/- 1.9 acres (0.77 ha)



Secteur "E"

Zoning : V-534

Residential using

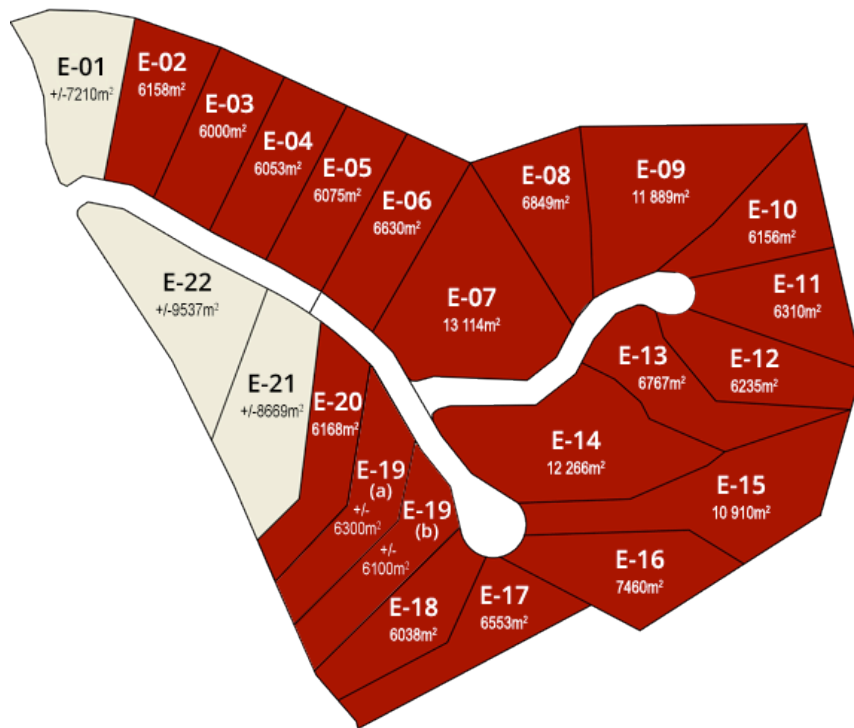
Total area : +/- 265 000 m²

Autorised density : 23 lots



= SOLD

The area of the lots
is indicated on the map.



Sector E - Property Map



Sector F

WATER, MOUNTAIN RIDGE AND SKY

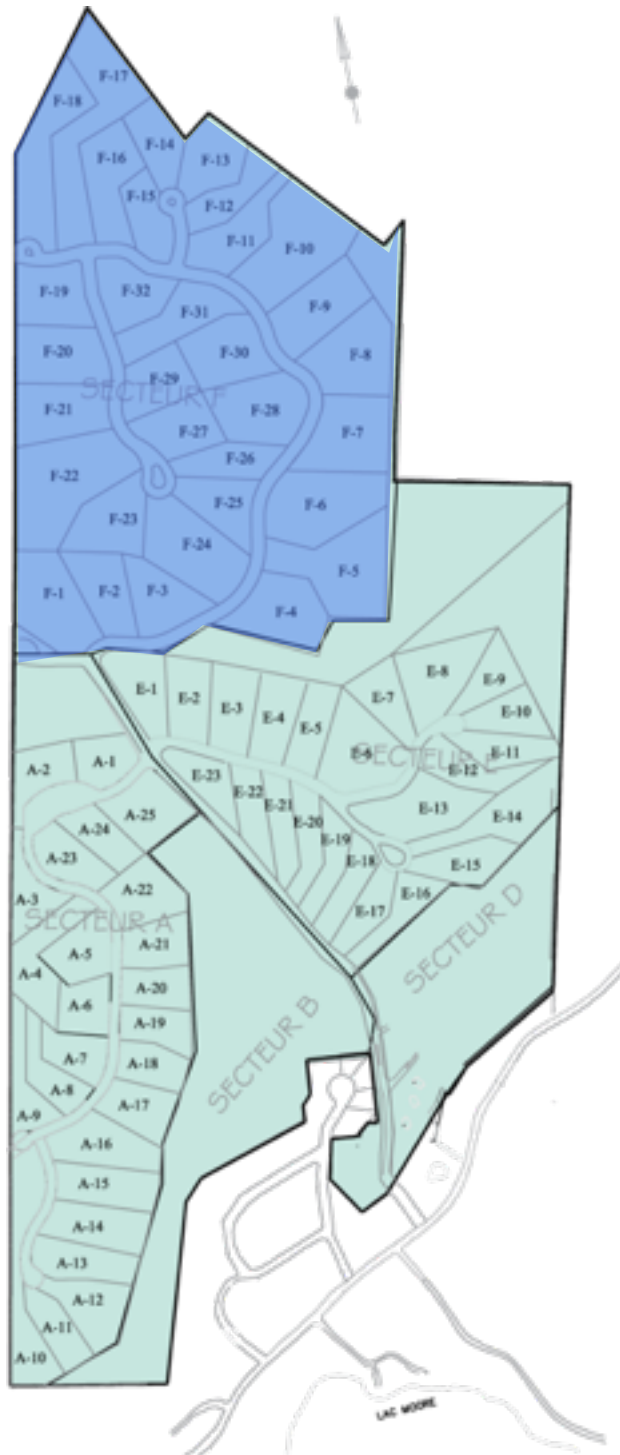
A rather wild and untouched feeling rises up between the sugar maple trees and ferns in this part of Les Sommet Mont-Tremblants. The panoramic composition of these lots offer a visual luxury of lakes and mountain ridge views. Vistas over Lake Tremblant Nord are majestic and the tranquility and privacy of these lots are unparalleled in the region. In order for you to truly enjoy this luxurious lifestyle, Les Sommets Mont-Tremblant offers you the opportunity to either build your dream home on one of it's many lots or build your own grand private domaine. Either way, this area will allow you to bring the outdoors in, and feel that no dividing line exists between nature and you. Let there be space, let there be a sense of place.

Building Possibility : Luxury Lake and Mountain View Residence Private Lake and Mountain View Domaine

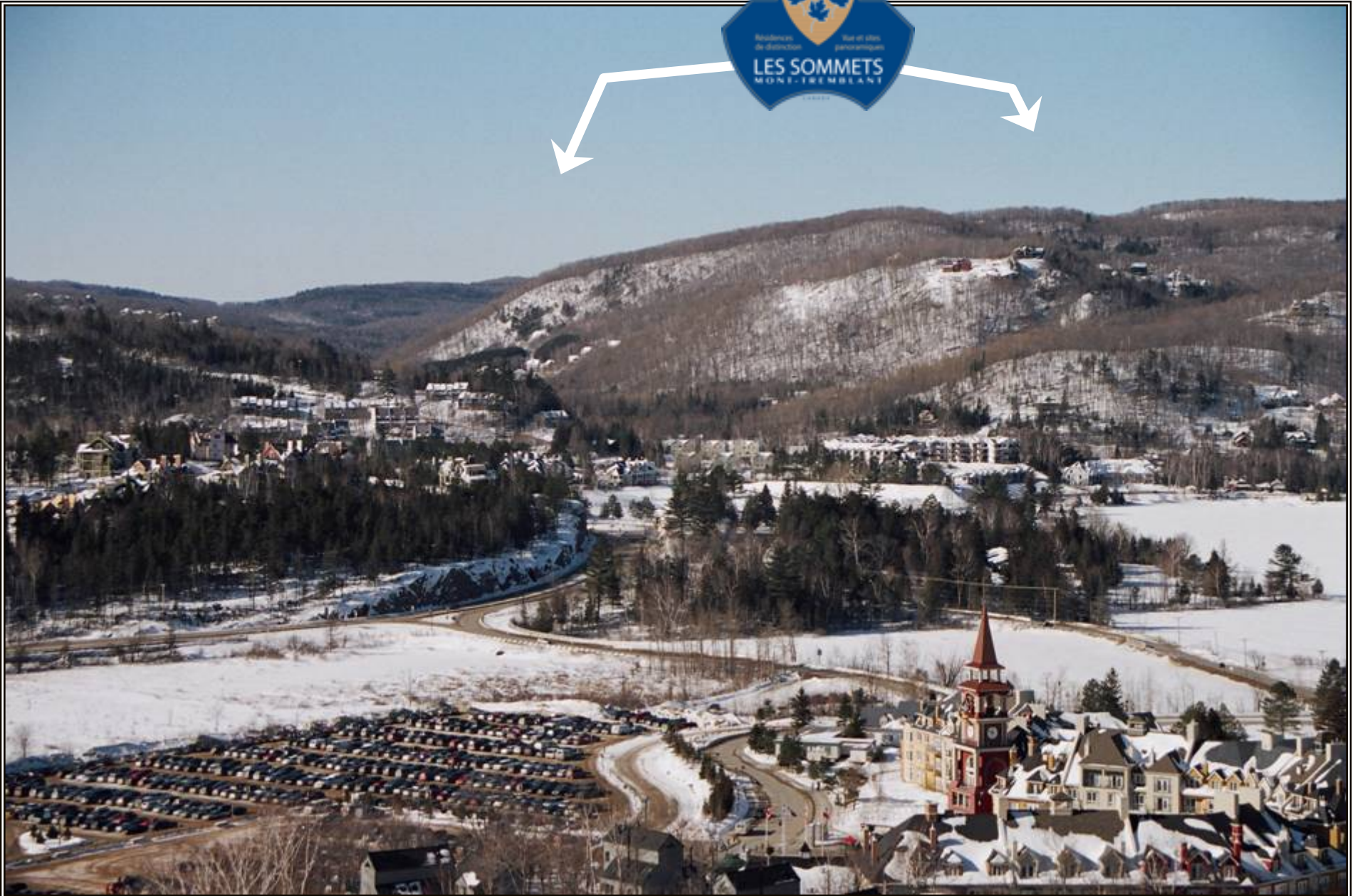
Total Surface Area for Sector F: ffl 93 Acres (37.5 ha)

Average Lot Size : +/- 3 Acres (1.2 ha)





Sector F - Property Map





For more information, please contact:



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