

PHOTOS: 1
The second-floor conservatory (top left) is framed with elaborate ironwork and stained-glass insets. The master bedroom (right) has 18-foot beautiful post and beams. The house sits about three-quarters of a kilometre from the road.

A piece of paradise for \$2.8 million

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

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 owners said. "After a while, we started to wonder

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.

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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 featuring hand-carved home baths are the latter su living glass-fering Pinna Mounl pacas sugar outbu spring The a Royal 6888.

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Thirty-five years ago, this was a working farm. Today, the only livestock to be found are five long-lashed alpacas who live in a barn close to the main house.

The estate's centrepiece is a 5,000-square-foot home. It is built in the Norman style, with a steeply pitched, cedar-shingled roof, massive proportions and two rounded towers. The walls are 15 inches thick and finished in stucco and fieldstone. The front door is set into a deep arch, another nod to Norman architecture.

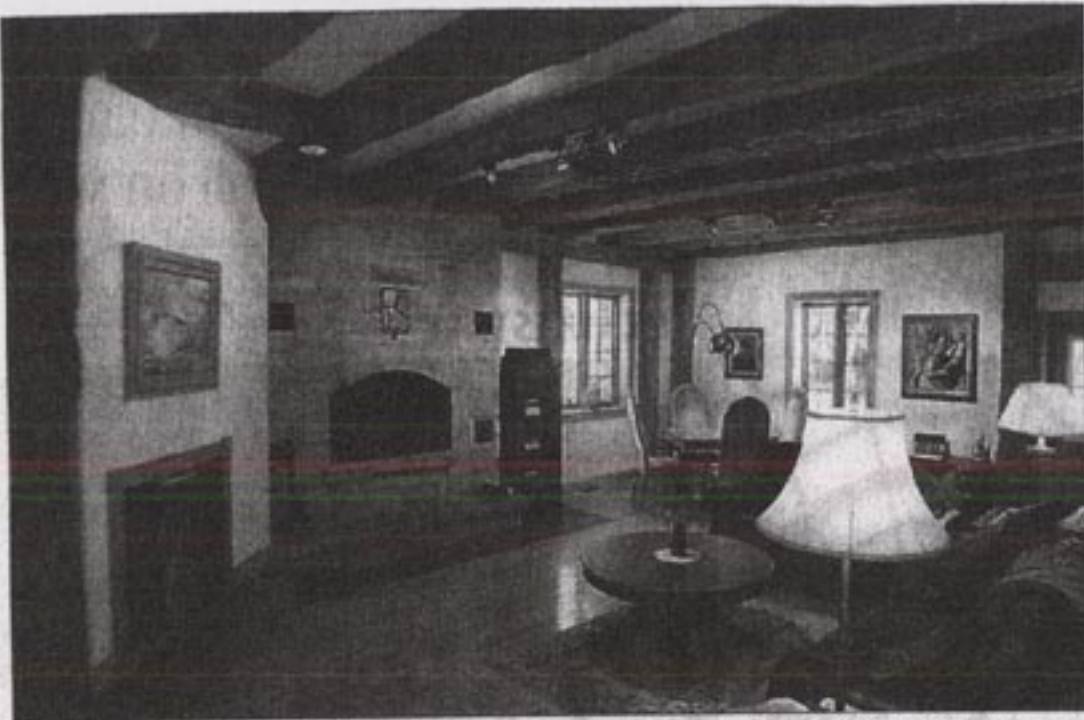
Just off the entrance hall, a grand central staircase splits in two, leading to the master suite on one side and the guest suites on the other. The house follows the contours of the land so that the ground floor flows from the living room at its highest point to the kitchen and breakfast nook at its lowest. Each level is a few steps lower than the area next to it.

One ground-floor wing includes a music room that flows into a living room anchored by a cut-stone fireplace. Both rooms feature post-and-beam construction, the weathered wood, recycled from other buildings, bear axe and hatchet marks.

The other wing features a dining room, den with another fireplace, a kitchen and glassed-in breakfast nook offering an unobstructed view of nearby Pinnacle Mountain, Mount Sutton and Jay Peak.

"The first time we visited, it was a crisp February day. It was so clear that I felt like I could reach out and touch Jay Peak," said the owner, referring to the Vermont mountain 75 kilometres away.

Upstairs, the master suite includes an imposing bedroom with an 18-foot ceiling, a fireplace and posts and beams. Win-



The living room, with its cut-stone fireplace and weathered posts and beams, is warm and inviting.

dows at both ends offer views of the back and front of the property. It has an en suite bathroom.

The guest wing has two more bedrooms and a bathroom and a spectacular glassed-in conservatory with elaborate ironwork and stained-glass insets. The conservator tends towards sauna-like temperatures in summer, but is equally warm on sunny winter afternoons. That's when the current residents get the most enjoyment out of it.

The original owner designed the house himself and began work in 1975. The second owner, an architect, took up where he left off and finished the work in 1990. The third owner and current vendor is also an architect by training. He fell in love with the style and proportions of the house, the interesting flow of the inner space and the way it is sit-



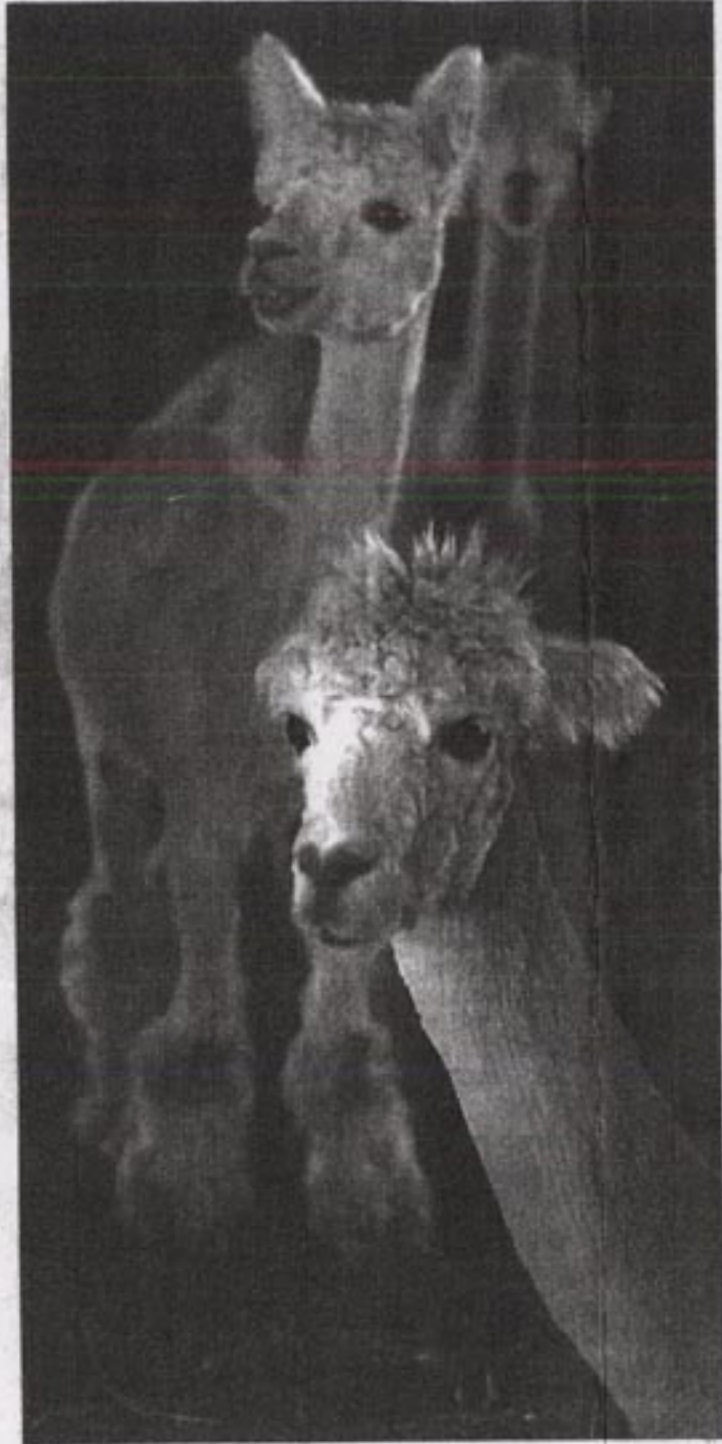
This is the view from the breakfast nook on the ground floor.

ed on the land. Every window, and there are many, offers a fresh view.

"We really do live in every part of this house. There is a room for

every mood and every time of day," he said.

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These long-lashed alpacas — there are five in all — are housed in a barn built on the property.

PHOTOS: RICHARD ARLESS JR. THE GAZETTE