

\$3,699,900 - 2930 Notre Dame Drive, St. Agatha

MLS® #40770996

\$3,699,900

4 Bedroom, 5.00 Bathroom, 9,304 sqft

Single Family on 9.88 Acres

661 - Baden/Phillipsburg/St. Agatha, St. Agatha, Ontario

Luxury Living Meets Industrial Capability on 10 Private Acres Discover a rare blend of luxury, efficiency, and commercial-grade utility with this remarkable insulated concrete home spanning 9,000+ square feet, perfectly situated on almost 10 secluded acres complete with a private pond, scenic surroundings, and unmatched craftsmanship. Built for efficiency and longevity, the home features 14-foot ceilings, in-floor heating, a solid 6 stone exterior, and a sprayed rubber foundation for superior insulation and durability. Inside, a sprawling open-concept layout welcomes you with a custom solid maple kitchen, granite countertops, and a massive primary suite with a spa-like ensuite. Additional features include a loft/studio above the garage, a dedicated home theatre, and a finished lower level with a guest bedroom—ideal for family or visitors. The true stand-out of this property is the 4,000 sq. ft. detached shop, engineered to industrial/commercial specifications. Boasting 16-foot ceilings, three 12'™ x 14'™ bay doors, 3-phase hydro, and 2 pc bathroom, this space is perfectly suited for tool & die work, automotive, CNC/laser cutting, data centers, or any high-demand electrical needs. As an added bonus, the shop also includes a fully integrated golf simulator, creating the perfect blend of work and recreation—ideal for unwinding or entertaining clients and guests. Outdoors you can enjoy the tranquility of your



own private pond, extensive stamped concrete finishes, and a concrete balcony overlooking the grounds—perfect for peaceful mornings or evening gatherings. This property is a rare and versatile opportunity, offering executive-level living with commercial-grade utility—just minutes from city amenities, yet worlds away in terms of space, privacy, and potential. (id:6289)

Built in 2004

Essential Information

Listing #	40770996
Price	\$3,699,900
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	9,304
Acres	9.88
Year Built	2004
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2930 Notre Dame Drive
Subdivision	661 - Baden/Phillipsburg/St. Agatha
City	St. Agatha
Province	Ontario
Postal Code	N0B2L0

Amenities

Features	Visual exposure, Crushed stone driveway, Skylight, Country residential, Automatic Garage Door Opener
Parking Spaces	9
Parking	Attached Garage, Detached Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Washer, Range - Gas, Window
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	Coverings, Wine Fridge
Heating	Propane In Floor Heating, Boiler, Forced air, Radiant heat
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Foundation	Insulated Concrete Forms

Listing Details

Listing Office	Chestnut Park Realty Southwestern Ontario Limited
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