

D T N



Développements  
Tremblant Nord

*The Canadian Experience*

**DTN CANADA**





# *Peace and quiet in the heart of the forest*

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A Laurentian landscape as old as the rocky base upon which it lies. From north to south, from east to west, mountain panoramas, dotted with meadows and rushing streams, and hundreds of deep cold water lakes.

It's the perfect spot for **your home away from home!**





JOIN THE ONLY  
*private fishing club*  
IN THE MONT-TREMBLANT AREA.



# One of the area's largest

PROPERTY OWNERS



DTN'S OFFICE AT RANCH MONT-TREMBLANT







*Surrounded by unspoiled nature*



In 1989, Richard Desjardins, 21st-century pioneer, fell in love with this part of the Laurentians and built a guest ranch near Mont-Tremblant.

That's where he envisioned a group of mountainside lots and created magnificent private estates to build cottages where owners could enjoy the utmost privacy and security, while partaking in the nearby attractions all year round: fine dining, cultural activities and world-class recreational facilities.

Thus was born Développements Tremblant Nord (DTN).

Now Richard wants to share his dream with you!

Read on to learn about our most recent developments and make your own dream a reality:  
**SECRET LIFE, PORT D'ATTACHE AND LE DOMAINE DU LAC SUPÉRIEUR**



An aerial photograph of a vast, lush green forested mountain range. The terrain is covered in dense, vibrant green trees. A winding dirt road or path is visible in the lower foreground, curving through the forest. In the middle ground, a small, dark blue lake is nestled among the trees. The background shows more rolling hills and mountains under a bright, slightly hazy sky. The entire image is framed by a white, weathered wooden border at the top and bottom.

*A Piece of Heaven*





# Secret Life

TREMBLANT



Imagine the spectacular mountaintop view!

A multitude of fishing lakes sparkling at your feet. In the distance, the majestic Mont Tremblant and all around, as far as the eye can see, the Laurentians. Every time you look out the window, you'll see a different landscape, each one more beautiful than the next.

The development includes 76 spacious forest lots of approximately 86,000 sq. ft. (8,000 m<sup>2</sup>) with breathtaking views that change with the seasons, not to mention a number of prime fishing spots.

TREMBLANT  
PORT D'ATTACHE

Port d'Attache boasts countless delights. You'll live right next to a spring-fed lake where motor boats are allowed. Enjoy a deeded right-of-way to Lac Quenouille, the 2nd-largest lake in the Mont-Tremblant area. Its pristine waters reflect the surrounding mountainscape.

The development includes 46 lots of approximately 43,000 sq. ft. (4,000 m<sup>2</sup>) each, 20 of which are located mid-slope or at the top, with access to Lac Quenouille.







*Lac Quenouille:  
Welcome to your backyard*



VILLAGE SPORT-NATURE COMING SOON



*The ultimate hideaway  
for people who love nature and tranquility*





## LE DOMAINE DU LAC SUPÉRIEUR



Le Domaine du Lac Supérieur is 400 acres of varied terrain, including a virgin forest crossed by rivers, lakes and a mountain offering a breathtaking view of Mont Tremblant.

Outdoor enthusiasts will love this property alongside UQAM nature centre and its hiking, snowshoeing and cross-country skiing trails.

The development consists of approximately 150 forest lots of more than 35,000 sq. ft. (3,400 m<sup>2</sup>) each, most of which have been set aside for the construction of cozy mini-cottages where you can sit back and relax after a day of outdoor fun.



TREMBLANT



LE DOMAINE DU  
LAC SUPÉRIEUR

TREMBLANT  
PORT D'ATTACHE

LAC AUX  
*Quenouilles*



PARC NATIONAL DU  
*Mont-Tremblant*



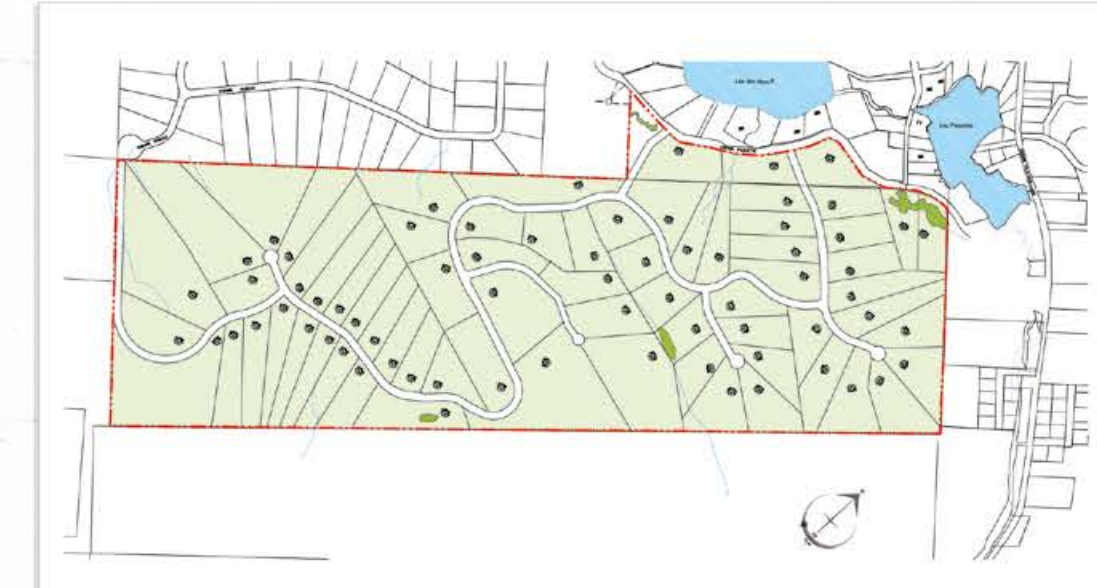
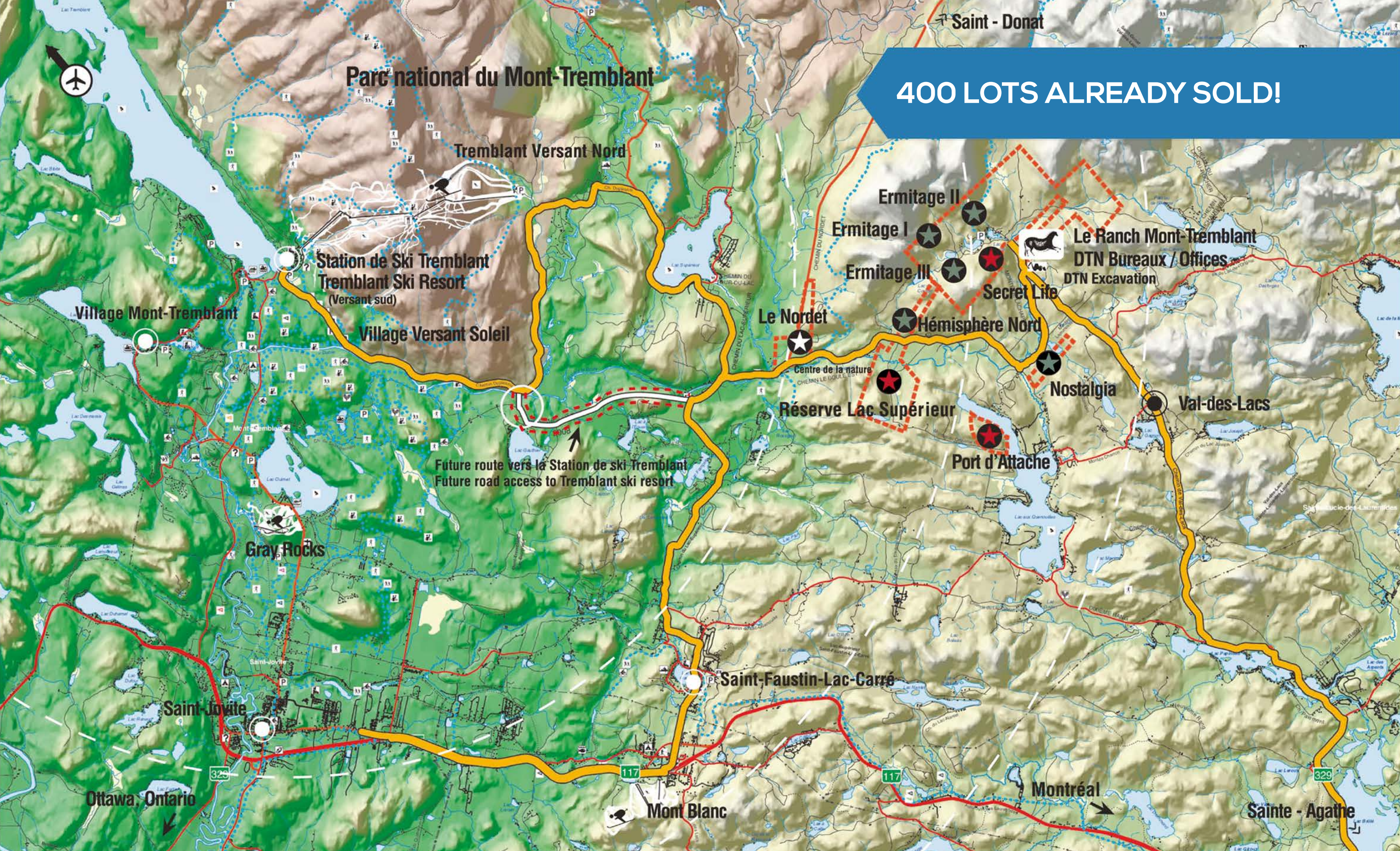


**400 LOTS ALREADY SOLD!**



	Tremblant Resort (Village Versant Sud)	30 km*
	Tremblant Resort (Village Versant Sud)	28 km*
	Tremblant Resort (Versant Nord)	19 km*
	Tremblant Resort (Versant Nord - Nouvelle route)	12 km*
	Saint-Agathe	25 km*
	Saint-Jovite	22 km*
	Montréal	121 km*
	Ottawa	201 km*
	Québec	369 km*
	* Distance à DTN et Ranch Mont-Tremblant	
	À vendre	
	Vendu	
	À venir	
	L'aéroport international Mont-Tremblant donne accès à des vols directs de toutes provenances et offre un service de vols réguliers toute l'année.	
	Avec la construction d'une nouvelle route et d'un pont, DTN sera à moins de 15 minutes en voiture des pentes de ski. (2010)	
	Routes directes de DTN et Ranch Mont-Tremblant à Station Mont-Tremblant (versant sud, versant nord), Centre-ville de Mont-Tremblant (Saint-Jovite), St-Faustin-Lac-Carré et Sainte-Agathe	







# Close by

AN INTERNATIONAL  
FOUR-SEASON RESORT



**MONT-TREMBLANT: RANKED IN THE TOP 10 BEST SKI RESORT WORLDWIDE BY THE NATIONAL GEOGRAPHIC REPORTER.**

#	EMPLACEMENT	BROKER	SIZE		UNIT PRICE	PRICE		COMMENTS
			/pi <sup>2</sup>	/m <sup>2</sup>		/pi <sup>2</sup>	/m <sup>2</sup>	
1	Whistler / Blackcomb	Remax	9 386	872	669 000 \$	71,28 \$	767,25 \$	Variable
2	Kitzbühel Autriche							Nothing to sell
3	Zermat Suisse							Nothing to sell
4	Park City Utah	Park City Realtors	Très variable			6,00 \$	64,58 \$	
5	Banff / Lake Louise							Nothing to sell
6	Chamonix Mt Blanc	Se Loger	21 326	1 981	1 106 560 \$	51,89 \$	558,54 \$	Variable
7	Stowe Vermont	Sotheby's	174 240	16 187	275 000 \$	1,58 \$	17,00 \$	No post-ski activities
8	Mont-Tremblant	Sotheby's	Très variables			8,50 \$	91,49 \$	
9	Cortina Italie							Nothing to sell
10	Aspen Colorado	Sotheby's	43 560	4 047	5 700 000 \$	130,85 \$	1 408,46 \$	
dntremblant.com			1 à 2 acres - 4 046 à 8 093 m <sup>2</sup>			2,25\$	24,21\$	Très abordable considérant les emplacements de choix





# *One of the advantage*

OF LIVING IN THE MONT-TREMBLANT AREA  
IS ITS CONVENIENT LOCATION

You can go from morning serenity to urban buzz in no time flat. The Mont-Tremblant village is only about 30 minutes away. The ski slopes and golf courses are world-class. In summer, there are blues, film and jazz festivals. All year round, you can choose from a wide range of restaurants and bars, not to mention the shops and the brand new casino. DTN offers you the best of both worlds – active life and the calm of home.

*#1 ski center*  
OF EASTERN NORTH AMERICA  
FOR THE LAST 20 YEARS



# Ranch Mont-Tremblant

## CLUB-HOUSE

DTN is a unique real estate project focused on country living. It all begins at the Guest Ranch, which doubles as Richard's modest headquarters, where the door is always open and you're guaranteed a warm welcome. A combination of inn, stable and spa, the Guest Ranch is the heart of the operation: It's the DTN clubhouse, accessible to all owners, and what gives the project its special character.

But that's not all. Thanks to the Discovery Package offered FREE OF CHARGE by DTN, you can explore the surrounding community and its way of life. Come see us at Mont-Tremblant Guest Ranch for a four-day/three-night stay for two, including continental breakfast and supper. If you end up buying a property in one of our developments, we will reimburse you the cost of your economy class plane tickets (maximum two tickets).

During your stay, you can visit all our developments, as well as the Mont-Tremblant area and ski resort. But most importantly, you will get a taste of the joy that comes with living in a community that is as vibrant as the people who live here.



**DISCOVERY PACKAGE OFFERED**







# Our developments:

## METICULOUS PLANNING

DTN oversees every phase of each project, from road construction to the completion of your home.

At DTN, we have our own sandpit and heavy machinery so we can build the road network. We also supervise the installation of electrical facilities up to the limits of each property.

Our main goal is to preserve the natural beauty of the site and adhere to the highest possible standards throughout all phases. In collaboration with professional planners, we have developed a guide for contractors and homeowners setting out construction and landscaping criteria.

This guide is designed to ensure the integrity, quality and aesthetics of the entire project.

You have complete freedom in the choice of plans for your dream home, as long as you follow the guide. If you wish, we can also work hand in hand with you during the construction process.





# Construction, rental AND MAINTENANCE SERVICES

We are pleased to offer a range of turnkey services::

## CONSTRUCTION :

We work with reliable, reputable builders and contractors. Whether you're looking for a customized residence or a pre-engineered flex home, we can:

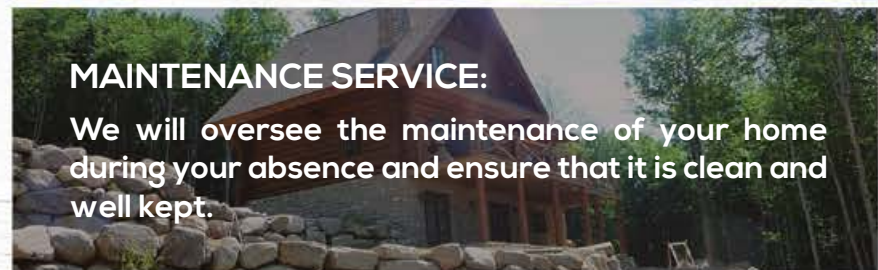
- Put you in contact with one or more builders, based on your needs and objectives
- Help you with your choices and decisions
- Advise you on the terms of your agreements with builders and contractors
- Guide you through the entire process
- Refer you to mortgage lenders for construction financing

Bear in mind that "flex homes," very popular in Canada, give you the flexibility to add rooms to your initial construction later on in order to adapt to changing needs.

## RENTAL OF YOUR HOME

If you want to recoup your investment, you may wish to consider renting out your home from time to time throughout the year. Use our worry-free rental management services to:

- Promote your rental on websites and other channels
- Make reservations and process payments
- Greet, check in and direct guests
- Arrange clean-up upon their departure



## MAINTENANCE SERVICE:

We will oversee the maintenance of your home during your absence and ensure that it is clean and well kept.

**FOR MORE INFORMATION ABOUT THESE SERVICES, PLEASE CONTACT:**

**Construction :** Carol Ragi - [carol@devtremlantnord.com](mailto:carol@devtremlantnord.com)

**Rental and maintenance :** Josée Champagne - [josee@devtremlantnord.com](mailto:josee@devtremlantnord.com)



# Why choose

## THE MONT-TREMBLANT AREA

Mont-Tremblant is a 75-minute drive north of Montreal, in the heart of the Laurentians, which form the southern edge of the Canadian Shield, one of the oldest geological formations in the world, teeming with freshwater lakes and mountains. A favourite tourist destination since the ski resort opened in the early 1930s, it's a perfect getaway for sports enthusiasts and nature lovers all year round.

- Summertime activities include mountain biking, hiking, horseback riding and water sports, not to mention world-class golf.
- In fall, the changing foliage makes for a magnificent multi-coloured panorama.
- In winter, when the Laurentians are covered with a thick blanket of snow, the area becomes a true paradise for lovers of downhill and cross-country skiing, snowshoeing, skating and dog sledding.

**Since its acquisition by Intrawest in 1992 and the construction of the pedestrian village at the base of the slopes, SKI Magazine has ranked Tremblant:**

- #1 ski village in eastern North America for the last 20 years
- #1 resort for quality of dining and services
- #1 resort for nightlife, après-ski and recreational activities
- #1 resort for lifts
- #1 resort for lodging
- #1 resort for overall satisfaction

**THE MONT-TREMBLANT AREA ALSO FEATURES:**

- Eight superb golf courses, among the finest in Canada
- Hundreds of fishing lakes and vast natural expanses
- Mont-Tremblant National Park, ranked 7th among the best preserved tourist destinations in the world by National Geographic Traveler, ahead of the Swiss Alps
- Circuit Mont-Tremblant, one of the best motor racing circuits in North America
- World-class hotels and a conference centre
- An international airport only 30 minutes north of the mountain
- Mont-Tremblant Casino
- A harmonious blend of untamed nature and modern comforts



# Why choose

## DÉVELOPPEMENTS TREMBLANT NORD

- 1 DTN is calm rustic life, near the Mont-Tremblant National Park, and the famous Mont-Tremblant resort – a paradise for skiing, golfing and other activities all year round.
- 2 DTN is access to a wide range of outdoor pursuits: hiking, snowshoeing, fishing, dog sledding, horseback riding, a fitness training centre, etc.
- 3 DTN is a very cost-effective investment compared to other major resorts in North America.
- 4 Our developments are private estates, for optimal tranquility and security.
- 5 Our land-use criteria are designed to ensure the success of each development, while respecting both your expectations and the environment.
- 6 The Guest Ranch is at the heart of our activities. Featuring an inn, a hot tub and a sauna, it's an exclusive site for DTN guests. It also serves as our clubhouse, accessible to all owners.
- 7 We ourselves are based on the site, and are committed to ensuring that you get the most out of your investment.
- 8 We are located 90 minutes from Pierre Elliot Trudeau International Airport and 40 minutes from Mont-Tremblant Airport, which receives private jets and direct flights from New York and Toronto.

**In short, investing in a DTN lot gives you the benefit of a turnkey service. We will assist you with all your requirements as soon as you arrive in Canada:**

- Discovery Package
- Evaluation of your objectives
- Visit of the estates and selection of site
- **Purchase of the land:** the deed of sale can be signed by proxy at the notary's office here in Quebec
- Construction of your home
- Rental of your home
- Maintenance of your home
- DTN Rewards, including access to the clubhouse and all activities





*A life of peace  
and quiet for you*

Looking to invest or build your dream home? DTN offers you a golden opportunity whose rewards are much more than financial.

*Find out more*

CONTACT US AT

819.326.4004

OR VISIT OUR WEBSITE

[www.devtremblantnord.com](http://www.devtremblantnord.com)







DTN

*Invites you*

**TO CANADA**

DISCOVERY PACKAGE OFFERED

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