



BOURGS LESAGE

Area of each unit: Approx. 1720 square feet, plus garage

Included inside

Kitchen

- ◆ Melamine cabinets; cabinets, countertops and mouldings in your choice of colour
- ◆ Space for recessed dishwasher
- ◆ Single kitchen sink

Bathroom and wash-up room

- ◆ Podium bathtub
- ◆ Ceramic shower
- ◆ Space for washer and dryer with storage above appliances in main floor powder room

Floors, handrails and wood trim and floorings

- ◆ 3¼" yellow birch flooring in living room and dining room
- ◆ 3¼" yellow birch flooring on second floor
- ◆ Broadloom in basement
- ◆ Modern yellow birch staircase handrail
- ◆ 3¼" yellow birch flooring on main floor staircase
- ◆ Carpeted stairway to basement
- ◆ White paint throughout main floor, second floor and basement
- ◆ Ceramic flooring in kitchen, foyer, powder room and bathroom

Plumbing and electricity

- ◆ 200 amp service
- ◆ Baseboard heating
- ◆ Decora outlet
- ◆ 60-gallon hot water tank
- ◆ Doorbell and smoke detectors
- ◆ Air exchange system
- ◆ Powder room and bathroom fans
- ◆ Rough-in for central vac and pre-wired alarm, phone (5) and cable (3)

Included outside

- ◆ Steel garage door
- ◆ Fibreglass front balcony with aluminum railing
- ◆ Fibreglass rear balcony with aluminum railing
- ◆ Storage shed underneath rear balcony (11'6" x 13')
- ◆ R-20 exterior wall insulation
- ◆ R-34 truss insulation
- ◆ Urethane headers
- ◆ Exterior walls are 2"x6" with interior and exterior Forenz and vapour barrier
- ◆ Electrical outlet and hose tap
- ◆ Front and rear crank windows are white PVC inside, black PVC outside
- ◆ Paved parking
- ◆ Stone, brick and CanExel front siding
- ◆ CanExel rear siding
- ◆ Stone and CanExel siding on corner units
- ◆ Turfed lot
- ◆ Fenced backyard
- ◆ Eavestroughs
- ◆ Double parking in front of house

Legal aspect

- ◆ Construction location certificate
- ◆ Subscription to the garantie qualité habitation warranty plan
- ◆ Builder's notary (Alain Lamoureux) buyer's obligation, non-negotiable
- ◆ Unit price includes infrastructures which are 100% paid
- ◆ The S.C.H.L. premium to be paid by the buyer, if applicable
- ◆ GST and TVQ rebates go to the builder
- ◆ All dimensions, specifications and materials are approximate and may change without notice.

Not included

- ◆ Indoor light fixtures
- ◆ Notary fees (unless your mortgage is with our financial institution)