



MIRABEL CONDOS

Interior area (approx.)*

1,440 sq. ft. ground floor, 1,440 sq. ft. second floor.

Interior includes

- ◆ 100 amp electrical input
- ◆ Ceramic flooring in the entrance, kitchen, bathroom and washroom. Budget: \$2,50 /sq. ft.
- ◆ Floating floor, pre-finished wood or engineered flooring (see model home) for living room, room 1, room 2, dining room and hallway
- ◆ Colored melamine cupboards (choice of color for counter, cupboards and moldings)
- ◆ Single sink
- ◆ Designated space for dishwasher
- ◆ Corner bathtub and separate shower
- ◆ Designated space for washer and dryer
- ◆ Electrical baseboard heaters with individual thermostat
- ◆ Exterior electrical fixtures provided by the contractor (interior fixtures provided by the client)
- ◆ Doorbell and smoke detector
- ◆ Pipes and cables already laid out for central vacuum system
- ◆ 3 phone alarms, 3 cable outlets
- ◆ White paint
- ◆ 40-gallon hot water tank
- ◆ HRV heat recovery air exchanger
- ◆ Wall-mounted air conditioner

Exterior includes

- ◆ Brick and vinyl siding
- ◆ Energy efficient sliding and crank windows
- ◆ Fibreglass and aluminium rear balcony (maintenance free)
- ◆ R-20 exterior wall isolation
- ◆ R-34 ceiling isolation
- ◆ Concrete, urethane and joist isolation
- ◆ 2" by 6" exterior walls, exterior and interior furring and steam barrier
- ◆ Electrical outlet and water valve
- ◆ Paved parking
- ◆ Grass
- ◆ Rainwater gutters
- ◆ Shed on balcony
- ◆ 12' by 10' balcony (gross approx.)

Legal aspects

- ◆ Building location certificate
- ◆ Registration to the APCHQ warranty program
- ◆ Contractor's notary (Me Mirabela Petruilian) at buyer's expense
- ◆ Price of home includes 100% of the waterfront property
- ◆ CMHC fee is the responsibility of buyers, should they finance more than 80 %

Excluded

- ◆ Notary fees
- ◆ Interior fixtures
- ◆ Colored paint

*The measurements exclude the stairwell, the locker and the gross exterior area.