

# Les Cours Bellerive

PHASE 1B

## Townhouses

### BUILDING STRUCTURE

- Party walls: double wall composed of two layers of gypsum, metal dividers, mineral wool soundproof insulation, and particle board
- Floor/ceiling: 9 feet high with the exception of the basement at 8 feet high (height is approximate and may vary according to room and mechanical/structural factors)
- Wood structure

### EXTERIOR

- Glass railing with aluminum frame or guardrail with balusters
- Large fixed or casement windows (interiors are made of white PVC; exterior facades are made of aluminum)
- Cladding: masonry and aluminum
- Landscaped front yard

### INTERIOR FINISH

- Gypsum ceilings
- Two coats of white paint on interior walls
- Glass front entrance door and hollow-core Masonite interior doors
- Painted MDF baseboards and door frames
- Painted Masonite closet doors: hinged or sliding (depending on the model)
- Wire mesh closet shelves
- Engineered wood floors (colors within selection offered)

### ELECTRICAL / HEATING / AIR CONDITIONING

- Central heating and air conditioning
- 100-amp electrical panel
- Décora wall sockets and switches
- Ceiling lighting outlet in the bedrooms (3 wires)
- Wiring for telephone and cable television in the living room
- Ceiling lighting outlet in the dining room
- Air exchanger (location varies depending on the model)

### OTHER FEATURES

- Single or double private garage depending on the house model
- Automatic sprinkler system
- Water heater
- Intercom system in the shared vestibule
- Common vestibule with space for packages
- Access to a gym with training equipment, a lounge, a multi-functional room, a coworking space, a recreational area for children, a dog wash, and a parcel room in a future phase
- Registration with the «GCR» warranty program

### OPTIONS

- Stacked washer and dryer

# Kitchen



- Melamine kitchen cabinets (colors within selection offered; white interior finish)
- Stainless-steel kitchen sink with single lever faucet and chrome hand shower
- Quartz countertop with  $\frac{3}{4}$ " thickness
- Quartz backsplash
- The following appliances are included: built-in range hood, 30» stainless steel Whirlpool refrigerator with French doors, 30» stainless steel Whirlpool built-in oven and stovetop, 24» stainless steel Whirlpool dishwasher (ENERGY STAR Certified)
- Lighting: LED strip under the kitchen cabinets and ceiling lighting outlet above the island

# Bathroom

- Ceramic tile floor
- Chrome-finish plumbing accessories
- Ceramic walls surrounding the shower
- Shower with ceramic base with glass door with chrome-finish hand shower and rain shower
- Double white sink on melamine vanity with two drawers (colors within selection offered)
- Single-flush toilet (white)
- Melamine medicine cabinet with a niche and mirror doors (colors within selection offered)
- LED lighting under medicine cabinet and two recessed ceiling lights



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