

Développement JH



L'ÉLOQUENTE

NOTRE-DAME-DE-L'ÎLE-PERROT

20 Gérald-Godin, lot# 2 067 123 (+/- 7 800 P.C./S.F.)

Superficie habitable/living area (+/- 1 703 P.C./S.F.)

Garage (+/- 253 P.C./S.F.)

549 900 \$ plus taxes *

(Terrain inclus/ Lot included)

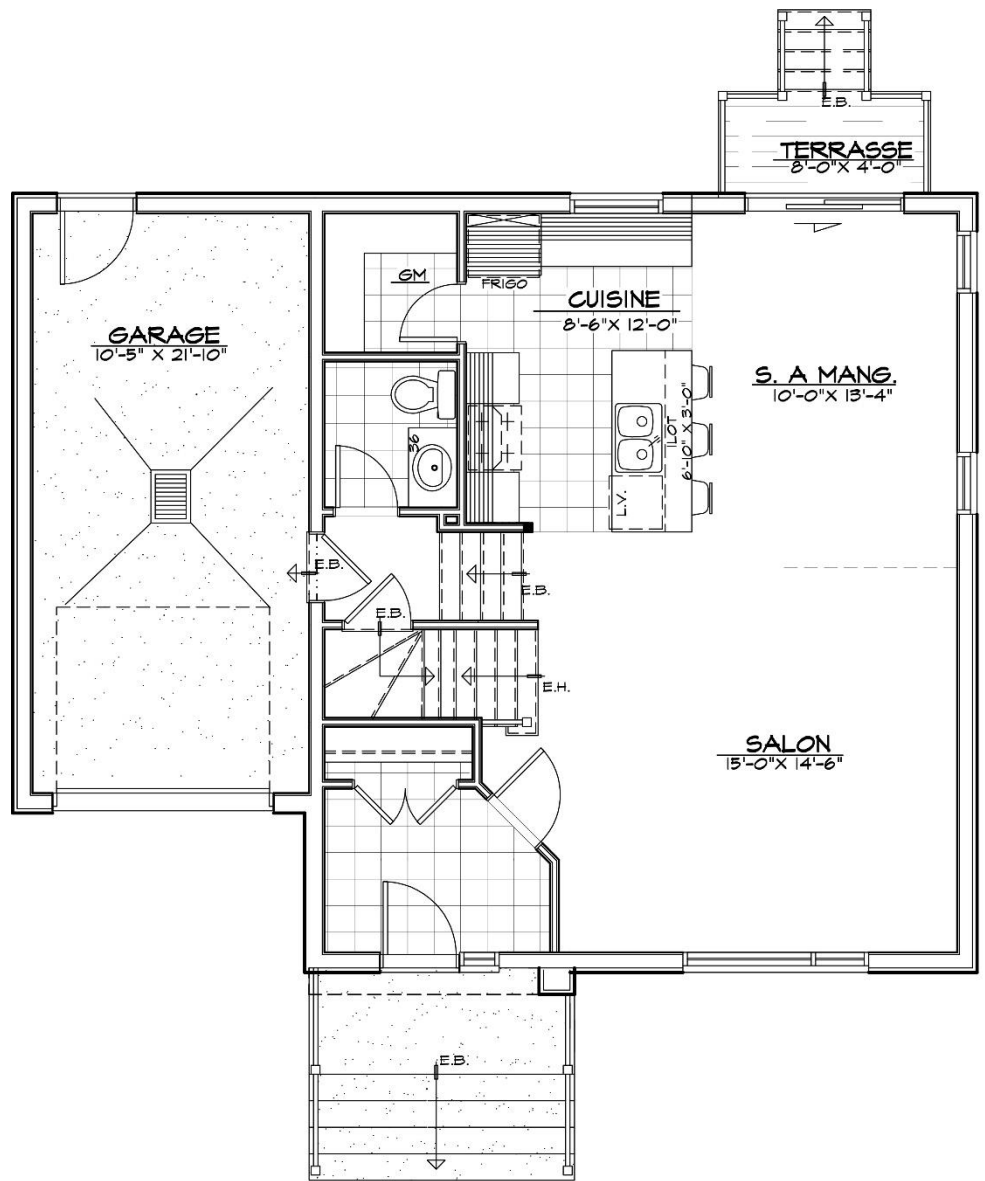
*Pris sujet à changement sans préavis/Price is subject to change without prior notice

514-620-6007 poste 0

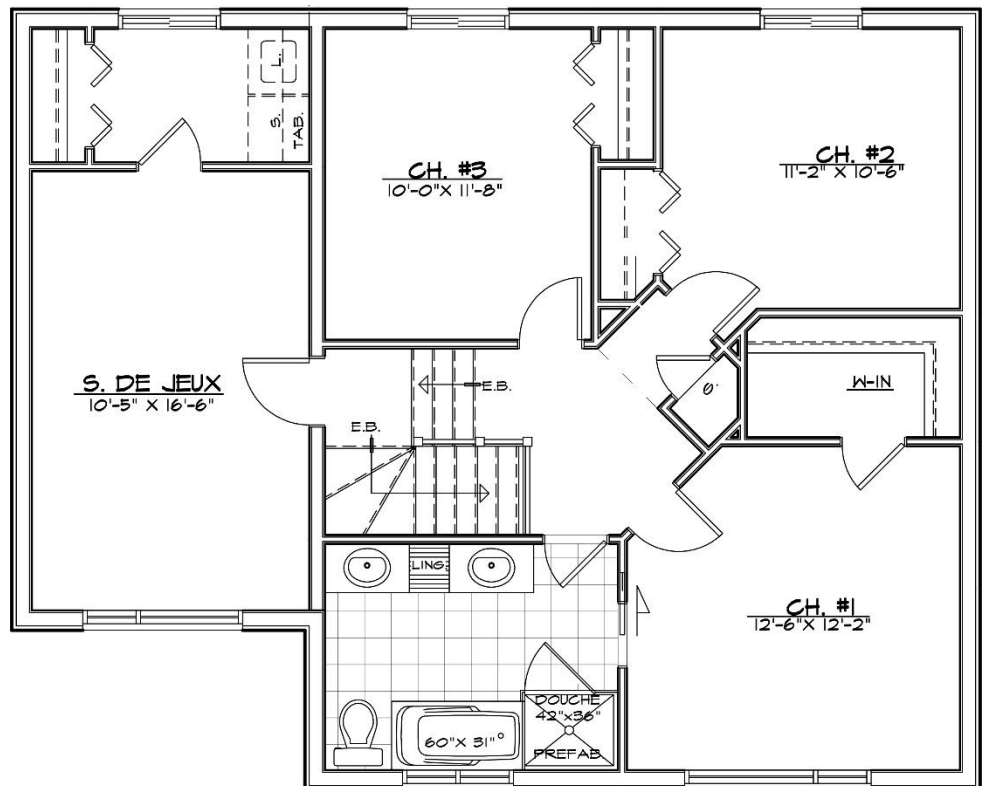
groupehoude.com

R-D-C: +/- 770 P.C.

GARAGE : +/- 253 P.C.



ÉTAGE : +/- 933 P.C.





SPECIFICATIONS

THERMAL ENVELOP (insulation)

Roof: R-41 (RSI 17,22)
Exterior walls: R-24,5 (RSI 4,31)
Basement exterior walls: R-17 (RSI 2,99)
Basement floor: R-5

STRUCTURE

Wood beams, roof with ½ " plywood
Structural floor joists and 5/8" plywood
Exterior walls with 2"X6", interior partitions 2"X4"

EXTERIOR FINISHES

Facade: Face stone and "CanExel"
Sides and back: Aluminium siding
Roof shingles: BP "Dakota" shingles
Colored PVC casement windows facade, side and back white with low 'E', screens included
Steel insulated colored, entrance door, "Garaga" garage door,
Garage service door steel insulated white
Pretreated wood deck 10'-0"X10'-0"

INTERIOR FINISHES

FLOOR COVERING

Vestibule, kitchen, bathroom: Ceramic
Living, dining room, bedrooms: Birch strip
Birch strip 3/4" pre-varnished (choice of 7 colors)

DOORS AND MOLDINGS (Boiseries Raymond inc.)

Interior doors: MAS 555, painted white
Baseboards and moldings: #38, painted white
Entrance door handle: Capri-F15
Door handles: Athena-F15
Stairway in varnished Birch "zen" style
Black metal spindles railing

CABINETS AND VANITIES

Melamine kitchen with ¾" Quartz counter top
Melamine bathroom with laminated counter top

PAINTING

One undercoat and one coat of white finishing
(no VOC)

CEILING HEIGHT

GROUND FLOOR

8'-0"

INTERIOR FINISHES (Cont'd)

MECHANICAL

ELECTRICITY

Electric panel 200 amps
2 electric smoke detectors
2 GFCI exterior outlets
1 carbon monoxide detector in the garage

PLUMBING

Hot water tank (60 gallons)
Thermostatic shower taps
Double kitchen sink in stainless steel
Standard white sanitary appliances and "Moen" taps
1 garage water tap and 1 antifreeze exterior tap
'Rough-in" for future bathroom in the basement

VENTILATION AND HEATING SYSTEM

Forced air electric furnace (without coil)
Lennox humidifier
Lennox heat recovering air exchanger
Kitchen hood 6" outlet

BELL/CABLE/CENTRAL VACUUM

(plates not included)
Cable wiring for 2 outlets
Piping for 2 vacuum outlets
Telephone wiring for 2 outlets

ALARM SYSTEM

Pre-wiring only

SERVICES INCLUDED

Certificate of location on foundation
Complete cleaning of house before delivery
New home warranty with GCR
After sale service GCR warranty

NOT INCLUDED

Heat pump
Paving stones
Eavestroughs
Land (lot) staking
Furniture and decorations
Indoor and outdoor light fixtures
Kitchen hood
Paint on walls and floors in garage and basement
Grass
Driveway paved with asphalt