



JOB 5627

**368 rue Louise-Major, Île-Bizard
Lots# 6 252 598 (+/- 11 286 P.C./S.F.)**

**Superficie habitable/living area (+/- 3 039 P.C./S.F.)
Garage (+/- 435 P.C./S.F.)**

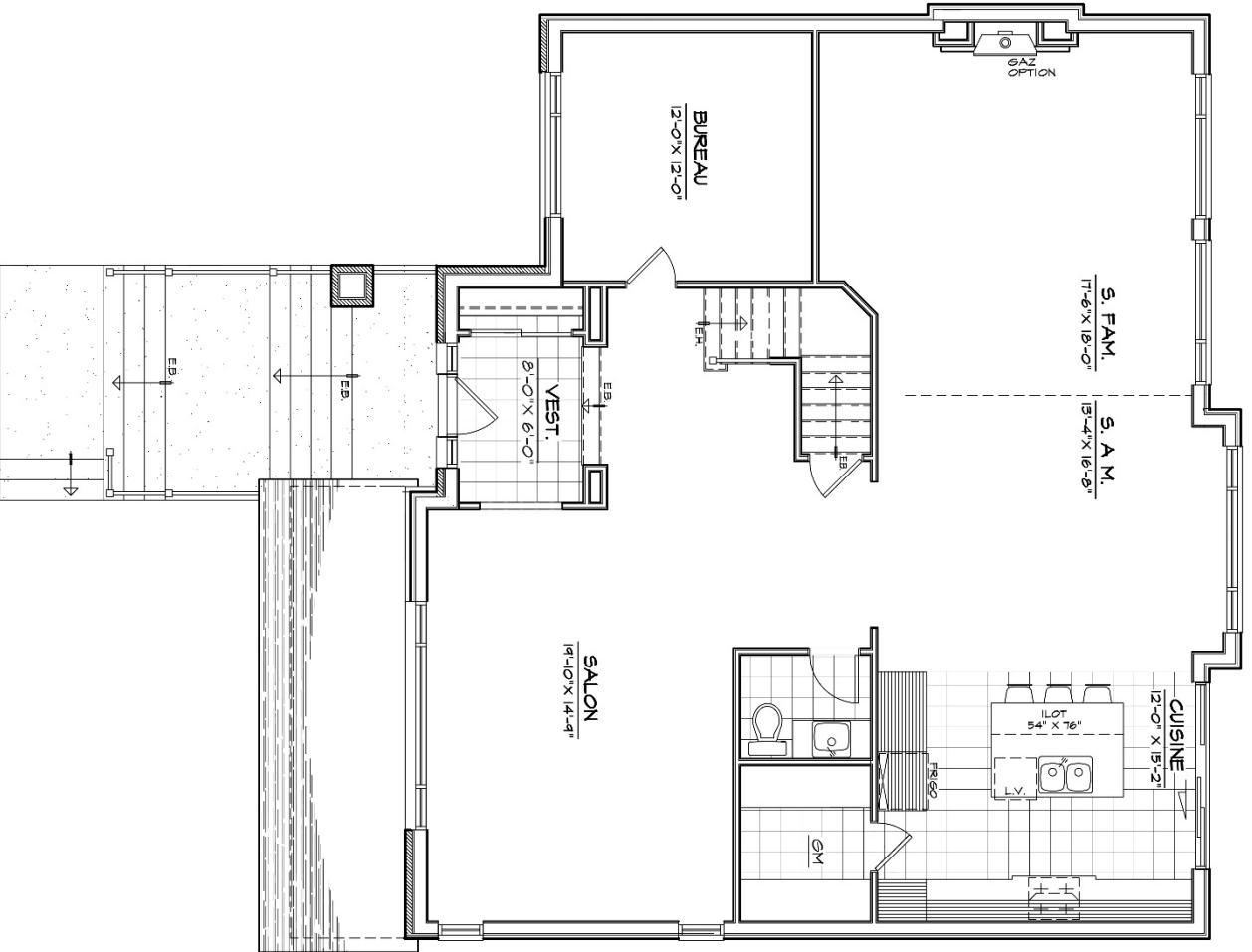
1 349 000 \$

(Terrain et taxes incluses/ Lot and taxes included)

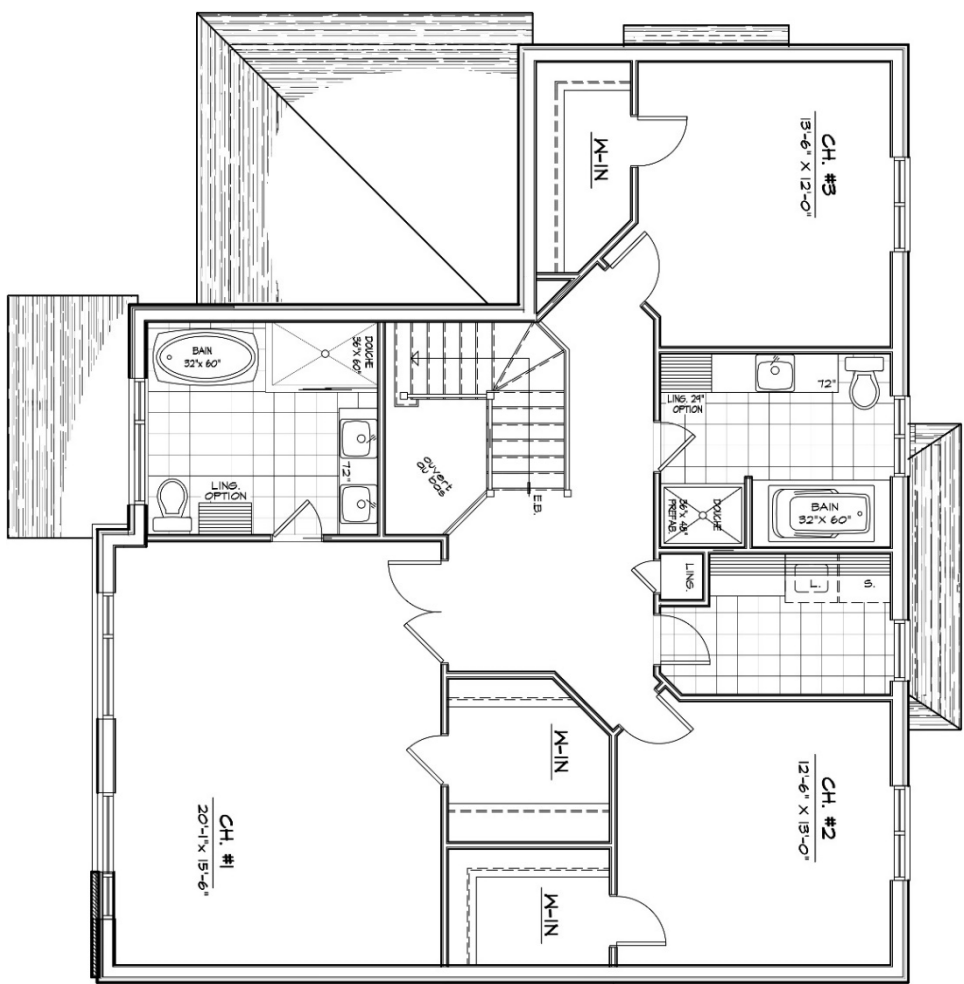
*Pris sujet à changement sans préavis/Price is subject to change without prior notice

**514-754-0641 Anthony Trozzo
groupehoude.com**

R-D-C : +/- 1 619 P.C./S.F.

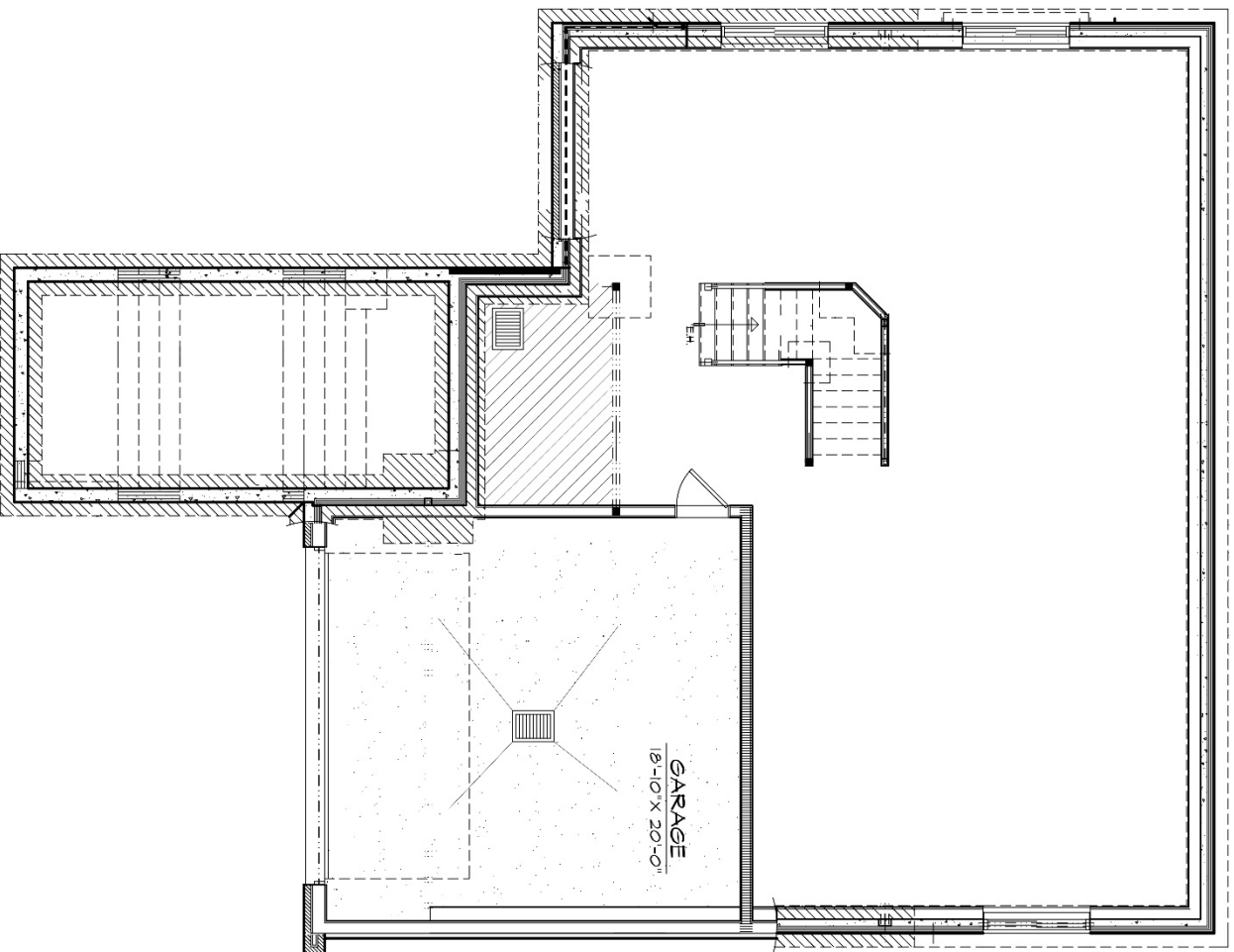


ÉTAGE : +/- 1 420 P.C./S.F.



SOUS-SOL : +/- 1 114 P.C./S.F.

GARAGE : +/- 435 P.C./S.F.





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: Synthetic 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,

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 and railing to 2nd floor in varnished Birch "zen" style
Black metal spindles stairway

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

Basement: +/- 8'-0"
First floor: 9'-0"
Second floor: 8'-0"

FINISHED BASEMENT

1 bathroom with shower (no bathtub), 1 bedroom and 1 family room

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
Heat pump
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

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