



2187
DESCHENES



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MODERN LIVING IN A TRADITIONAL NEIGHBOURHOOD

Welcome to the new urban lifestyle of **2187 Deschenes**. Four semi-detached homes are being built by the vast green space at the Ottawa River and the Parkway. A short walk will take you to Westboro Beach, schools, Carlingwood Plaza, the shops on Richmond Road and the new LRT. Bike paths lead to Britannia Beach and Downtown.

Your family will discover everything the location has to offer and the Redevelopment Group will custom build your new home to reflect your personal style. This is a rare opportunity to work with one of Ottawa's premier builders.

The Redevelopment Group believes in sustainable urban development and since 1992 has built more than 250 condos and townhomes, developing unique spaces that reflect each homeowner's personal style, creating homes that reflect the surrounding neighbourhoods and contribute to the vibrant urban communities within which they are built. Construction on these homes has started for April occupancy.

The quality of our designs and materials have always been superior and **2187 Deschenes** will be a jewel on the street. The modern design and finishes reflect the exciting transformation

taking place in Ottawa.

Standard features include oversized windows, 2 modern ribbon style fireplaces, air conditioning, 9' ceilings, maple flooring, porcelain tile, custom trim, granite counters, under mount and above counter vessel sinks, custom-designed Deslaurier kitchens, designer fixtures, walk-out from the lower level and the highest level of quality construction.



LOCATION

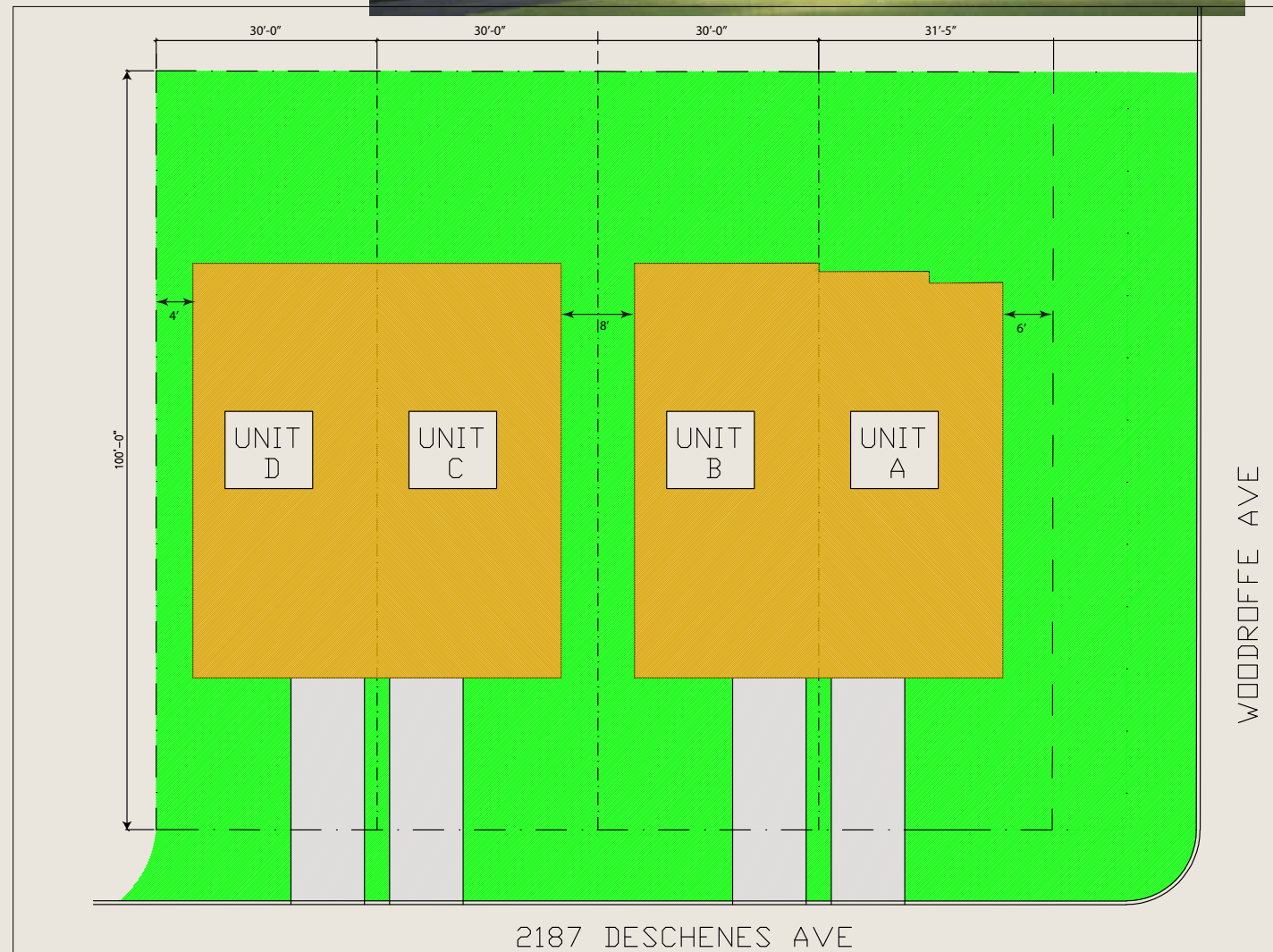






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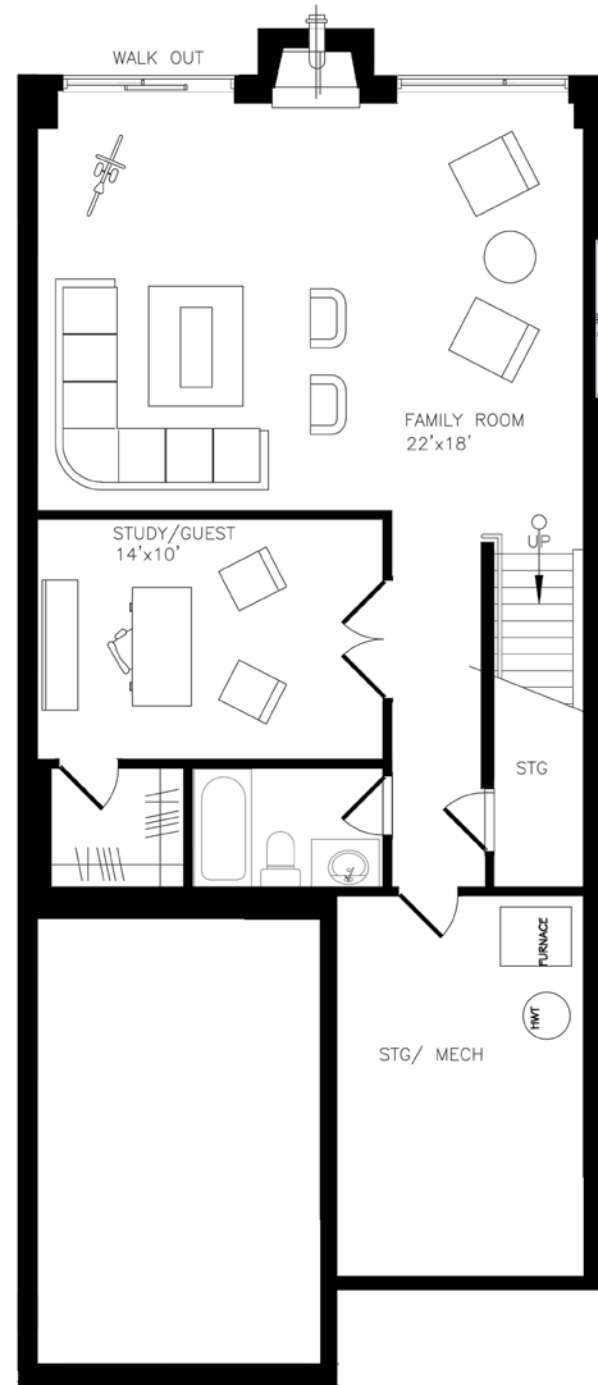
PHASE I ELEVATION



SITE PLAN



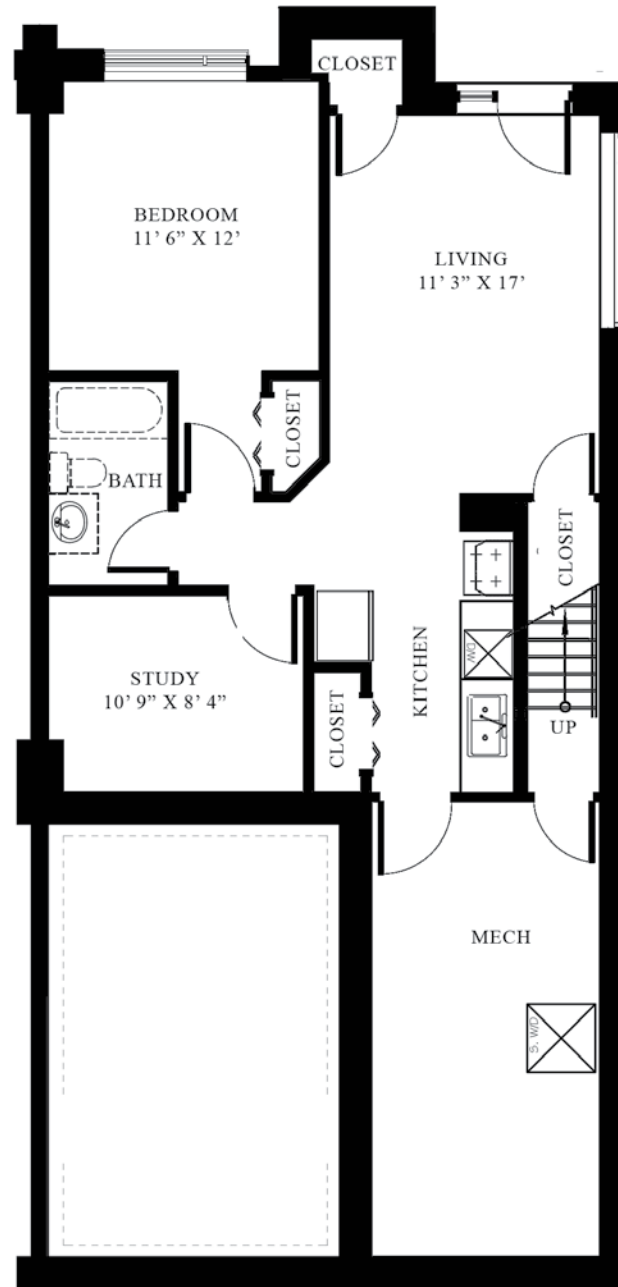
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FLOORPLANS LOWER LEVEL



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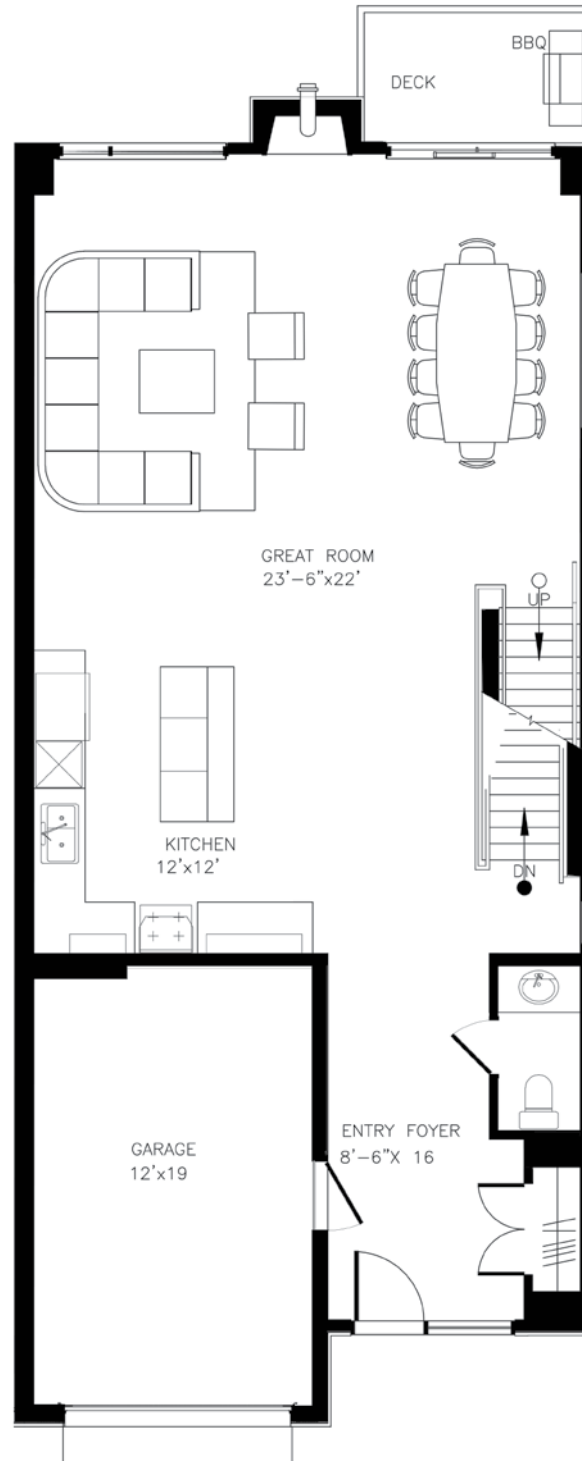


FLOORPLANS

LOWER LEVEL
OPTIONAL BASEMENT APARTMENT



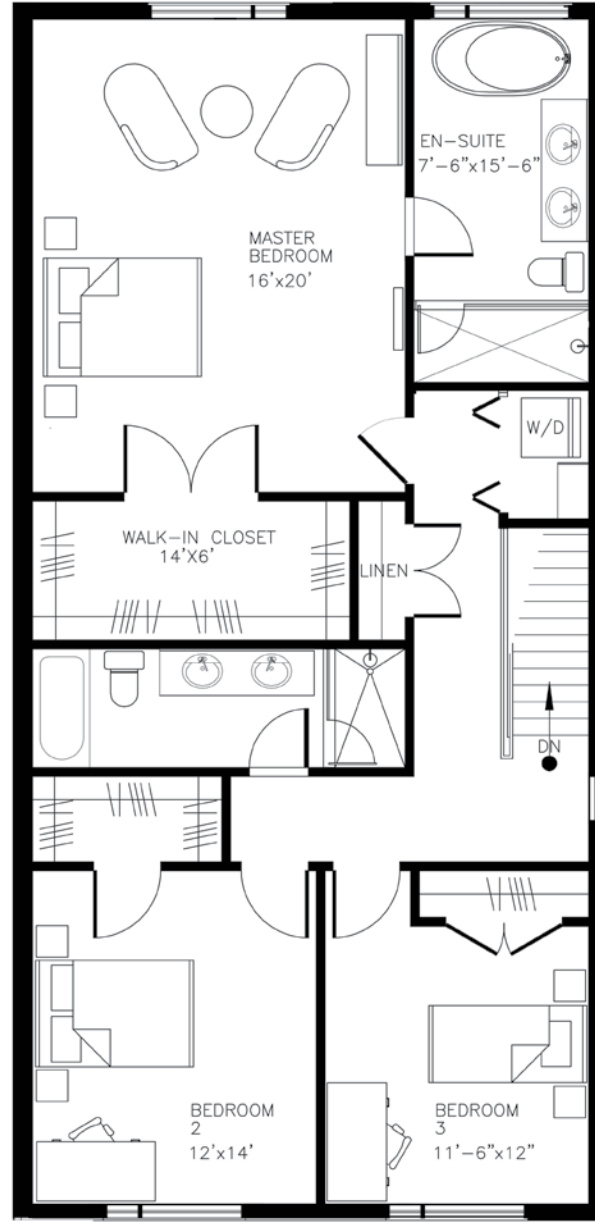
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FLOORPLANS MAIN FLOOR



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FLOORPLANS SECOND FLOOR



FEATURES

INTERIOR FEATURES

- Ribbon style gas fireplace in living room and lower level, Napoleon HD 45.
- Stone surround from builder samples.
- Pre-finished maple Hardwood flooring on ground floor and second floor from Builders samples.
- Open riser maple staircase with glass panels in living room.
- Ceramic flooring in entrance and bathrooms from Builders samples.
- Kitchen custom designed with a Deslaurier Kitchen Designer.
- All bath vanities are modern floating style.
- Granite counters in kitchen and bathrooms from Builders samples.
- Painted modern style 3 1/2" window, 3 1/2" door casings and 5 1/2" baseboards trim package.
- Flat finish slab interior doors.
- Chrome lever hardware.
- 9' ceiling height on main living.
- Fully painted 2 coats of latex paint in your choice of one colour from Vendors samples with second colour for trim and doors. Additional cost for dark colours.
- Finished Lower Level including carpet flooring, pot lights, TV package, electrical as per plan.
- Lower Level Bathroom with tub/shower, vanity and toilet.
- Lower Level walkout to rear yard.

PLUMBING FIXTURES AND

ACCESSORIES

- Low flow low profile toilets.
- Ceramic wall tile to ceiling of bathtub enclosure.
- American Standard Studio faucets & Shower with Rain shower in ensuite.
- Maax Avenue free standing bathtub in ensuite.
- Kohler vault undermount kitchen sink.
- Pullout kitchen faucet.
- American Standard undermount box sink in all bathrooms.
- Custom shower in ensuite bath and main bath with tile and glass.

LANDSCAPING/ EXTERIOR

- 8' x 10' rear interlock patio at ground floor.
- Horizontal fencing as per plan.
- Asphalt driveway with slab pavers at entrance.
- Maintenance free exterior siding with stucco and architectural panels.
- Maintenance free aluminium soffits and fascia.
- Exterior lighting, frost free garage & rear hose bibs and electrical outlets

FRAMING

- Each home has a separate party wall structure with 5/8" and 1/2" drywall on 2" X 4" studs with absorption material between studs and 3/4" air space.
- Silent floor engineered joist system.

MECHANICAL/ELECTRICAL

- High efficiency forced air gas furnace with central air conditioning.
- Gas outlet for stove and BBQ on rear deck.
- Pre-wired for 1 telephone and 3 cable.
- Valence lighting under kitchen cabinets.
- Decora white light switches and plugs.
- LED pot lights throughout as per plan.
- Rough in alarm system.
- Pre-wired with electrical, cable, and structure for wall mount flatscreen TV as per plan.
- Double-glazed thermal windows and patio doors, as per plan.
- Window placements throughout all floors as per plan.
- Sectional glass panel garage door.

ADDITIONAL INFORMATION

- All exterior materials, elevations and colors are architecturally controlled and not subject to change by purchasers.
- One year Construction Warranty. Seven-year Tarion New Home Warranty.
- All plans and specifications are subject to change without prior notice. E&O.E.



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PRICELIST

PHASE I

UNIT A

Reserved

UNIT B

3009 Square Feet

\$899,900

Available

AVAILABLE APRIL 2019

Prices include net HST

Prices include features listed

Prices are subject to change without notice

Contact

Sales@rdgroup.ca

Mark Lafontaine

613 - 725 - 5006

to explore your opportunity to live
at this great location.

Help us to create your new home – a home to reflect your style,
in your community.

Redevelopment Group

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