



# DOUGLAS AVENUE



[www.rdggroup.ca](http://www.rdggroup.ca)



## MODERN LIVING IN LINDENLEA

Welcome to the new urban lifestyle of **Douglas Avenue**. Three new townhomes are being built near the exciting changes on Beechwood and close to the parkland along the river, Rockcliffe Park and great schools. Your new home is in the heart of a great family neighbourhood.

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 sus-

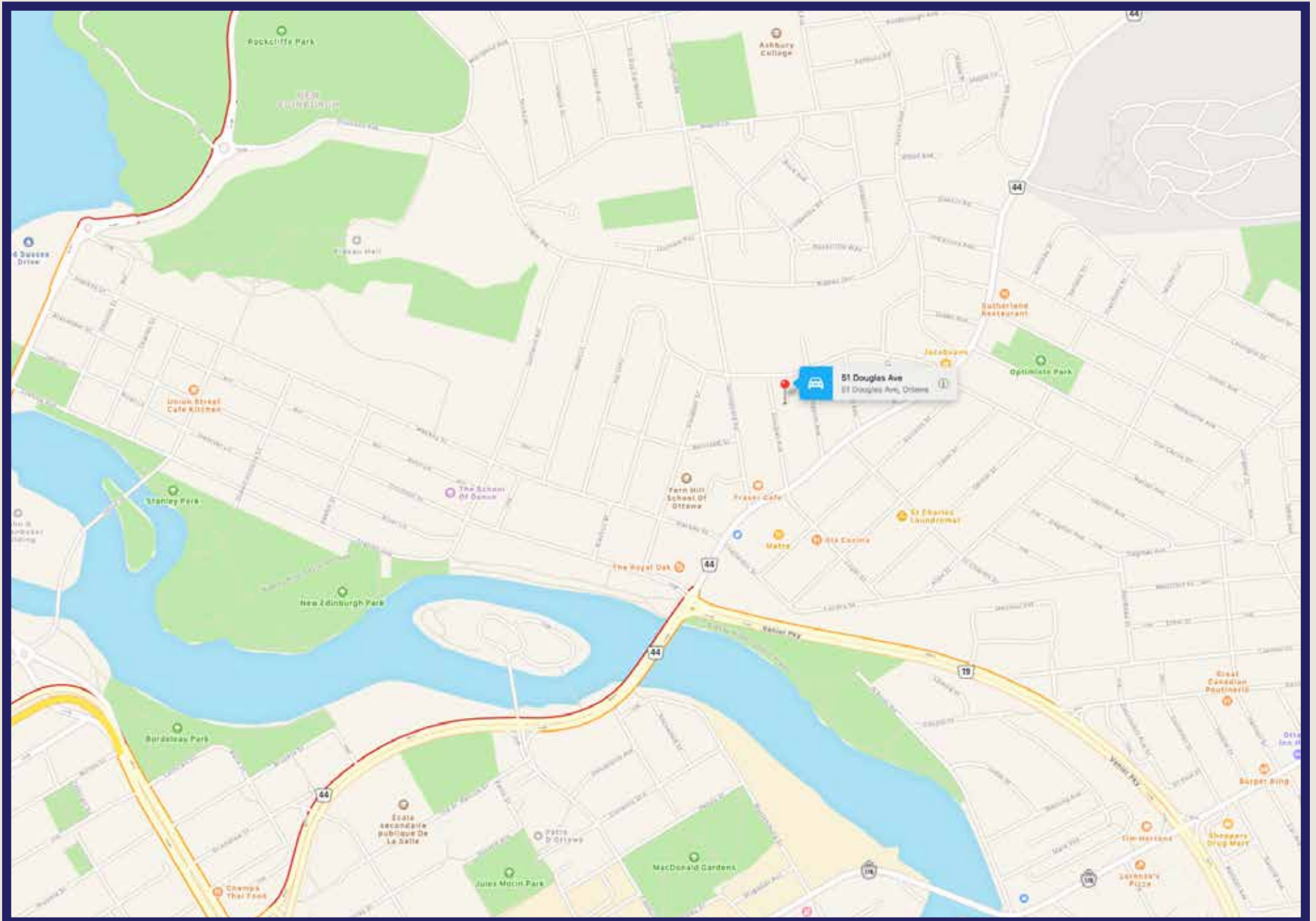
tainable urban development and since 1992 has built more than 250 condos and townhomes, developing unique spaces that reflect each homeowner's personal style, creating homes that reflect the surrounding neighbourhoods and contribute to the vibrant urban communities within which they are built. The homes will be ready for **August** occupancy.

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

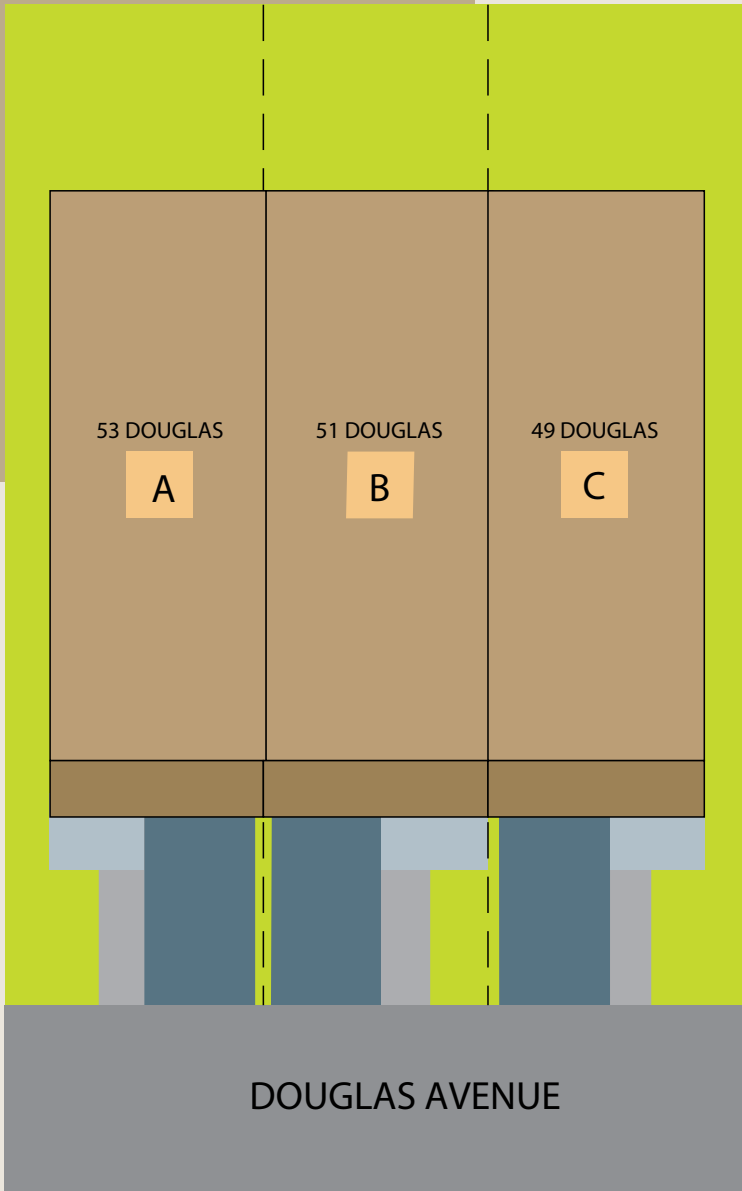
place in Ottawa.

Standard features include a large front balcony off the living room with a gas BBQ line, oversized windows, modern ribbon style fireplace, air conditioning, 9' ceilings, maple flooring, porcelain tile, custom trim, **quartz** counters, **open maple stairs with glass panels**, custom-designed Deslaurier kitchens, designer fixtures and the highest level of quality construction.

# DOUGLAS AVENUE LOCATION



# DOUGLAS AVENUE



## ELEVATION AND SITE PLAN

Artist's Concepts

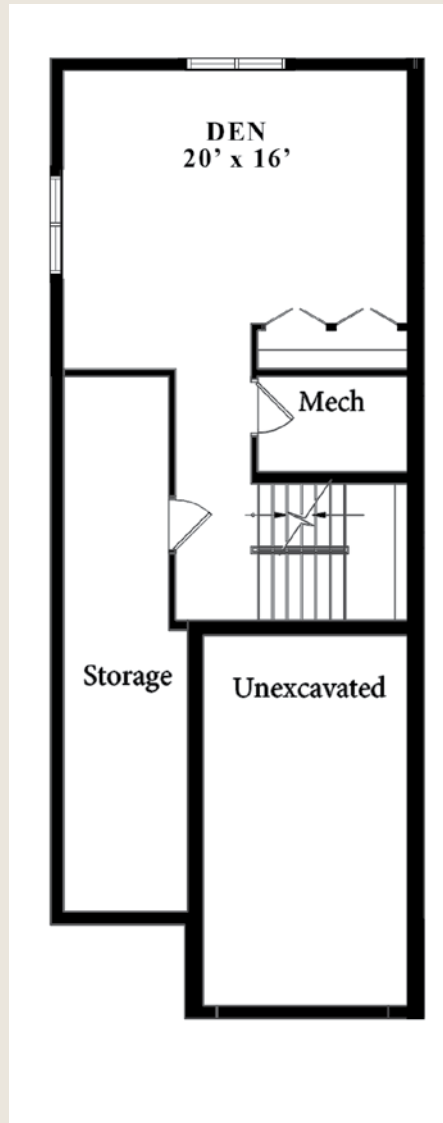


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BASEMENT

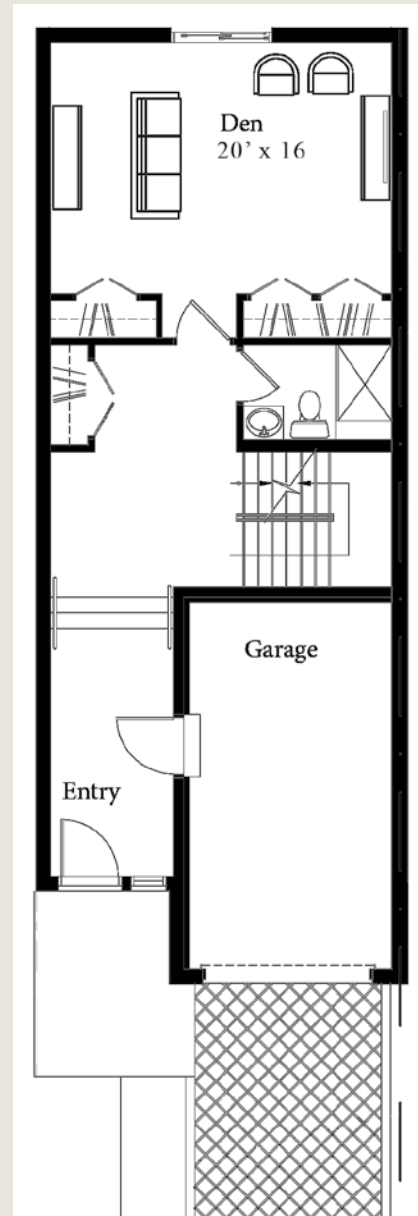


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GROUND FLOOR

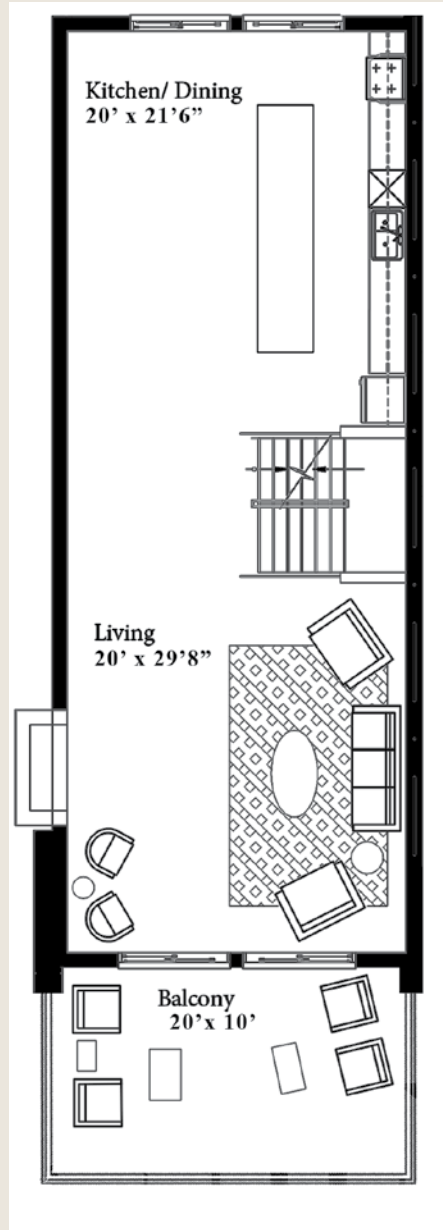


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SECOND FLOOR

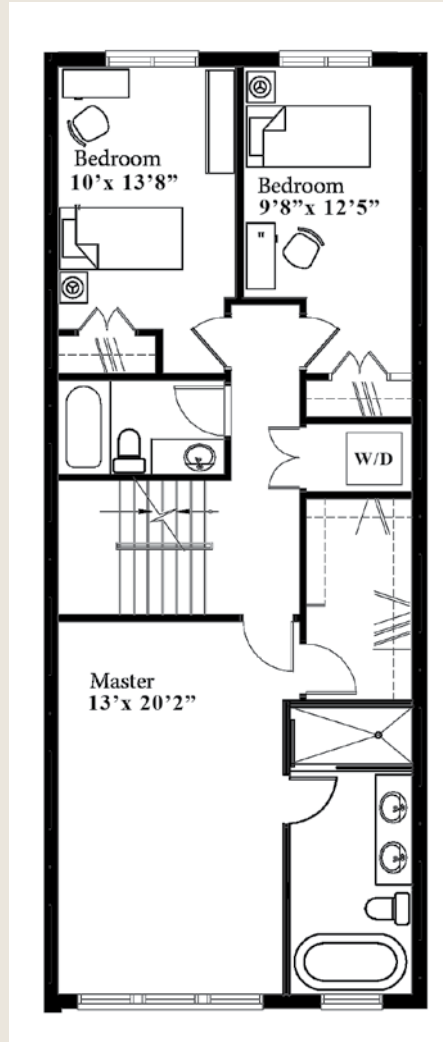


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THIRD FLOOR



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## FEATURES

### INTERIOR FEATURES

- Ribbon style gas fireplace in living room, Napoleon HD 45.
- Stone surround from builder samples.
- Pre-finished maple Hardwood flooring 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.
- Quartz 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.
- Modern panel 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 basement including carpet flooring, pot lights, TV package, electrical as per plan.
- **PLUMBING FIXTURES AND ACCESSORIES**
  - A/S Studio low profile toilets.
  - Ceramic wall tile to ceiling of bathtub enclosure.
  - American Standard Studio Chrome faucets & Shower with Rain shower in ensuite.

- Free standing bathtub in ensuite.
- Kohler vault undermount kitchen sink.
- Pullout kitchen faucet.
- American Standard above counter boxe vessel sink in all bathrooms or choice of undermount.
- Custom shower in ensuite and first floor baths with tile and glass.

### LANDSCAPING/ EXTERIOR

- 20' x 9' front balcony with wood decking and glass railing
- 8' x 10' rear interlock patio at ground floor.
- Rear wooden stairs.
- Horizontal fencing as per plan.
- Detailed landscaping plan.
- Asphalt driveway with Mellville slab pavers at entrance.
- Maintenance free exterior siding with stucco and board panels at front.
- Maintenance free aluminium soffits and fascia.
- Exterior lighting, frost free garage and 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 + HRV
- Gas outlet for stove and BBQ on front balcony.
- Pre-wired for 1 telephone and 3 cable.
- Valence lighting under kitchen cabinets.
- Decora white light switches and plugs.
- LED Halogen pot lights throughout as per plan.
- 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 glazed 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.





# PRICELIST

UNIT A **SOLD**

UNIT B **SOLD**

UNIT C \$1,299,000 3016 S.F. plus 200 S.F. Balcony

Prices include net HST

Prices include features listed

Prices are subject to change without notice

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Contact

**Marc at 613-720-5006 or [sales@rdgroup.ca](mailto:sales@rdgroup.ca)**

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.

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