

# 823 IVANHOE HOMES

Redevelopment  
GROUP

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## MODERN LIVING

## IN A TRADITIONAL NEIGHBOURHOOD

Welcome to the new urban lifestyle of **823 Ivanhoe Avenue**. Two semidetached homes are being built close to the vast greenspace of Frank Ryan Park and within a short walk to Britannia beach, shopping, schools and the new LRT stop at Lincoln Fields; 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 sustainable urban development and since 1992 has built more than 200 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 available in October 2018 for occupancy.

The quality of designs and materials have always been superior and **823 Ivanhoe Avenue** 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, modern ribbon style fireplace, air conditioning, 9' ceilings, maple flooring, porcelain tile, custom trim, graniter counters, under mount and above counter vessel sinks, custom-designed Deslaurier kitchens, designer fixtures and the highest level of quality construction.

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## LOCATION



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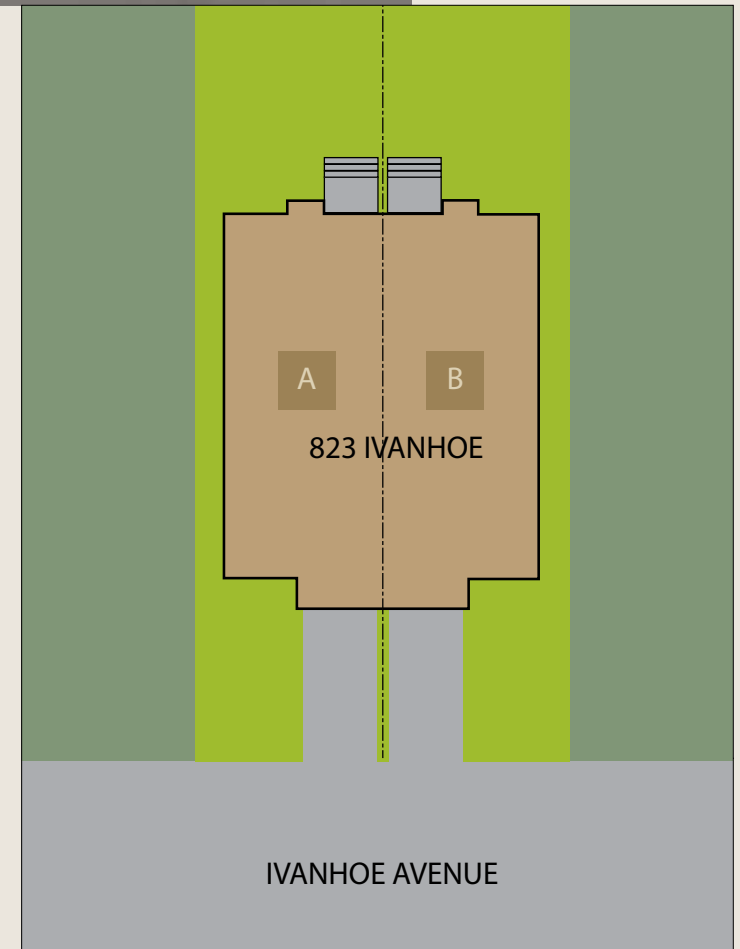
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Unit A

Unit B

## ELEVATION AND SITE PLAN



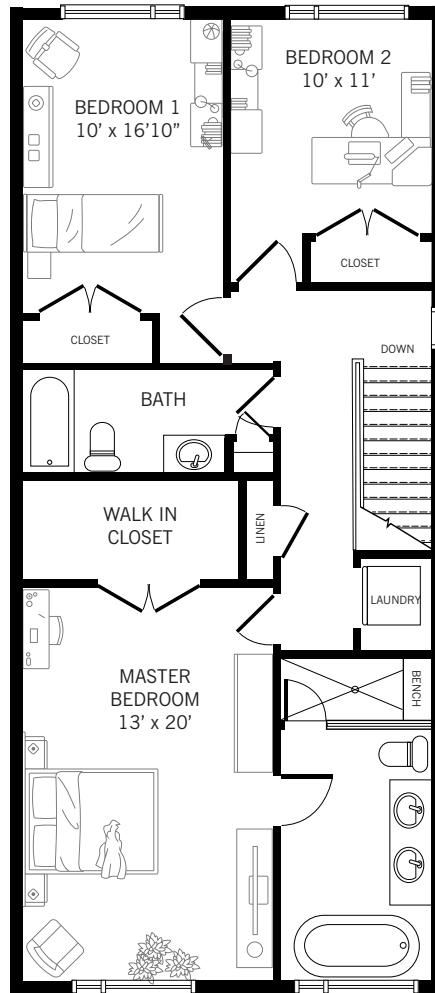
IVANHOE AVENUE

# 823 IVANHOE HOMES

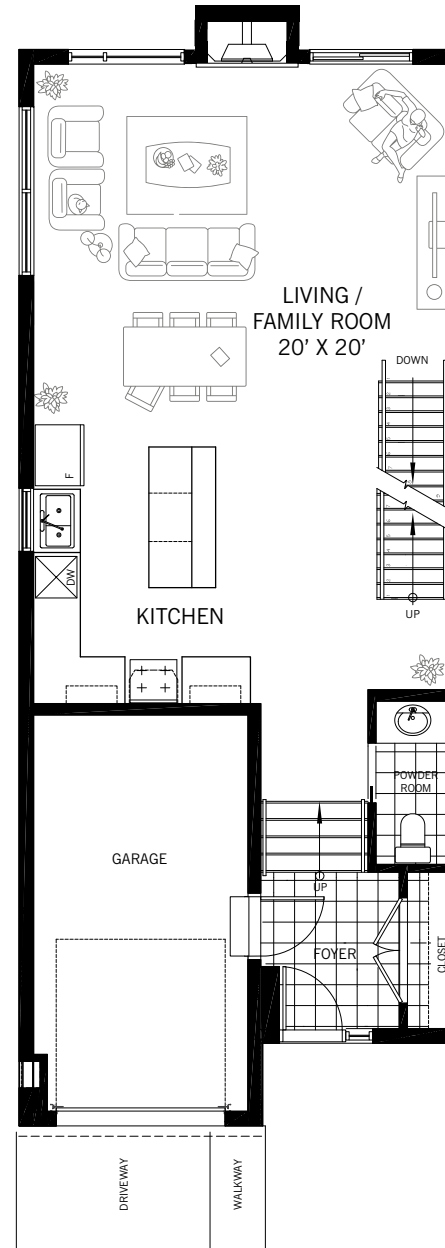


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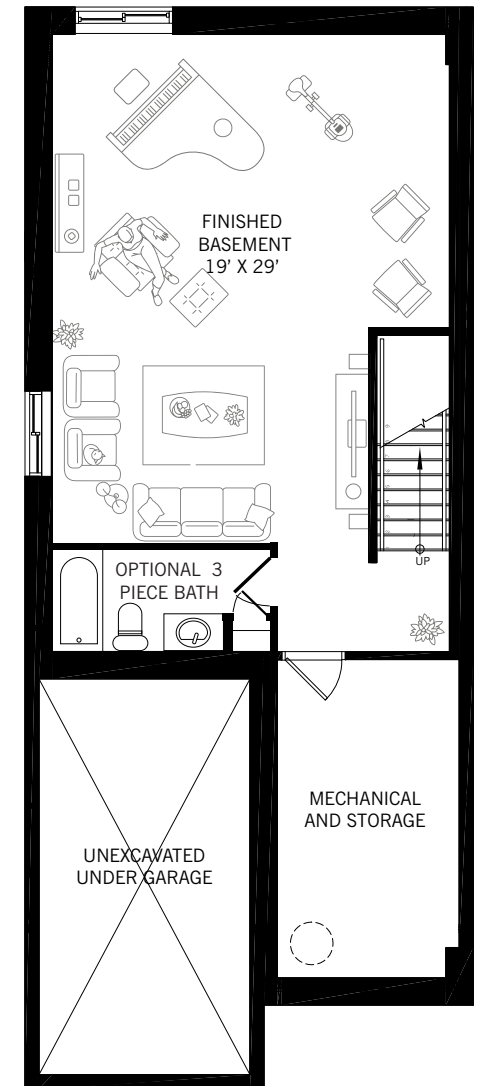
## SECOND FLOOR



## GROUND FLOOR



## BASEMENT



# FLOORPLANS

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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 on ground floor and second floor from Builders samples.
- 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 basement including carpet flooring, pot lights, TV package, electrical as per plan.
- Optional basement Bathroom with tub/shower, vanity and toilet.

### PLUMBING FIXTURES AND ACCESSORIES

- Low flow low profile toilets.
- Ceramic wall tile to ceiling of bathtub enclosure.

- American Standard Studio Chrome faucets & Shower with Rain shower in ensuite.
- Oval free standing bathtub in ensuite.
- Kohler vault undermount kitchen sink.
- Pullout kitchen faucet.
- American Standard undermount boxe vessel sink in all bathrooms.
- Custom shower in ensuite bath with tile and glass.

### LANDSCAPING/ EXTERIOR

- 8' x 10' rear interlock patio at ground floor.
- Rear wooden stairs.
- Horizontal fencing as per plan.
- Asphalt driveway with slab pavers at entrance.
- Maintenance free exterior siding with stucco at front.
- 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 patio.
- 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 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

823 A IVANHOE      2463 Square Feet      \$649,900      Available

823 B IVANHOE      **SOLD**

AVAILABLE OCTOBER 2018

Prices include net HST

Prices include features listed

Prices are subject to change without notice

Contact

**Marc Lafontaine**  
**at 720-5006**

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.

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