



CITÉ - AVENIR - LAVAL

PROJECT FEATURES

GENERAL

- Reinforced concrete, wood and steel construction. Conception and inspections executed our Structural Engineers
- 19 condominium units with 1, 2, or 3 bedrooms, with 2 « penthouse » units.
- Wall and floor soundproofing exceeding standard norms
- Elastomeric membrane roof
- Premium quality hybrid aluminum / PVC windows with Low-E and Argon gas
- Maximum windows on all 4 sides of the building for an abundance of sunlight
- Private balcony for each unit
- Delta MS waterproofing membrane and sprayed tar waterproofing sealant on foundation walls
- Carbon monoxide detection and evacuation system in basement garage
- Modern balcony rails in painted aluminum and glass panels
- Exterior siding in brick and painted aluminum

INTERIOR FINISHING

- Modern interior, panelled hollow-core wood doors
- « ZEN » style painted MDF baseboards and mouldings
- Bi-fold or sliding closet doors according to plan
- Closet shelves in white melamine with steel rod
- 2 coats of interior white 100% Acrylic Latex paint
- Floors in ceramic or engineered « floating » wood with soundproofing membrane
- Ceramic tiles on bathroom floor, shower and bathtub walls
- Ceramic tiles on kitchen backsplash
- Modern, Italian designed kitchen cabinets and bathroom vanities
- Kitchen cabinet doors and drawers with soft close motion
- Quartz or granite countertops in kitchen and bathrooms
- Mirror above each bathroom vanity

IMPORTANT: The promoter reserves the right to make substitutions to materials specified with those of equal or superior quality if such materials become unavailable. The promoter reserves the right to refuse extras or modifications asked by Buyers if such extras or modifications are deemed technically infeasible, or create delays timeline and completion of work. Dimensions on sales plans are an indication only, and may be modified slightly in execution, without notice

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SOUNDPROOFING

- Party walls between units : two independent, insulated and soundproof walls
- Plumbing drains in cast-iron
- **Floor composition at 1st floor level:** 12" thick reinforced concrete slab at basement ceiling level - Ceramic or engineered « floating » floor with soundproofing membrane
- **Floor composition at upper levels:** Ceramic or engineered « floating » floor with soundproofing membrane - 1 ½" concrete slab – soundproofing membrane - soundproofing fiberboard – plywood – Engineered floor joists – Soundproofing cellulose insulation – polyethylene – steel resilient bars – double 5/8" gyproc

ELECTRICITY / HEATING / AIR-CONDITIONNING / PLUMBING

- 100 Amp electric panel in each unit
- 5 LED spotlights per unit included
- « Decora » style plugs and switches
- TV-cable plug in the Livingroom and bedrooms
- Telephone plug in Livingroom and Master Bedroom (2 plugs per unit)
- Interphone system in Front Lobby and connected to each unit
- Central vacuum conduits in each unit. Central vacuum and accessories extra
- Wiring for alarm system in each unit. Alarm extra
- Internet wiring in each unit
- Air exchanger with heat recovery unit, wall-mounted air conditioner and radiant baseboard heaters in each room
- Carbon monoxide (CO) detectors and smoke detectors in each unit
- Electric 60 gallon hot water tank
- Acrylic shower base with ceramic walls and glass door
- 60" podium bathtub
- Plumbing drains in cast-iron
- Double « undermount » kitchen sink in stainless steel and single-lever faucet with retractable spray
- Modern, single lever bath / shower mixer with hand-held faucet on rail

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