



107
PRINCE
ALBERT



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MODERN LIVING IN OVERBROOK

Welcome to the new urban lifestyle of **107 Prince Albert St.** Three new townhomes are being built in the core of the City and close to the parkland along the Rideau River.

Your new home is in the heart of a great family neighbourhood with easy access to the LRT, bike paths, shopping and entertainment.

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.

The homes will be ready for February 2023 occupancy.

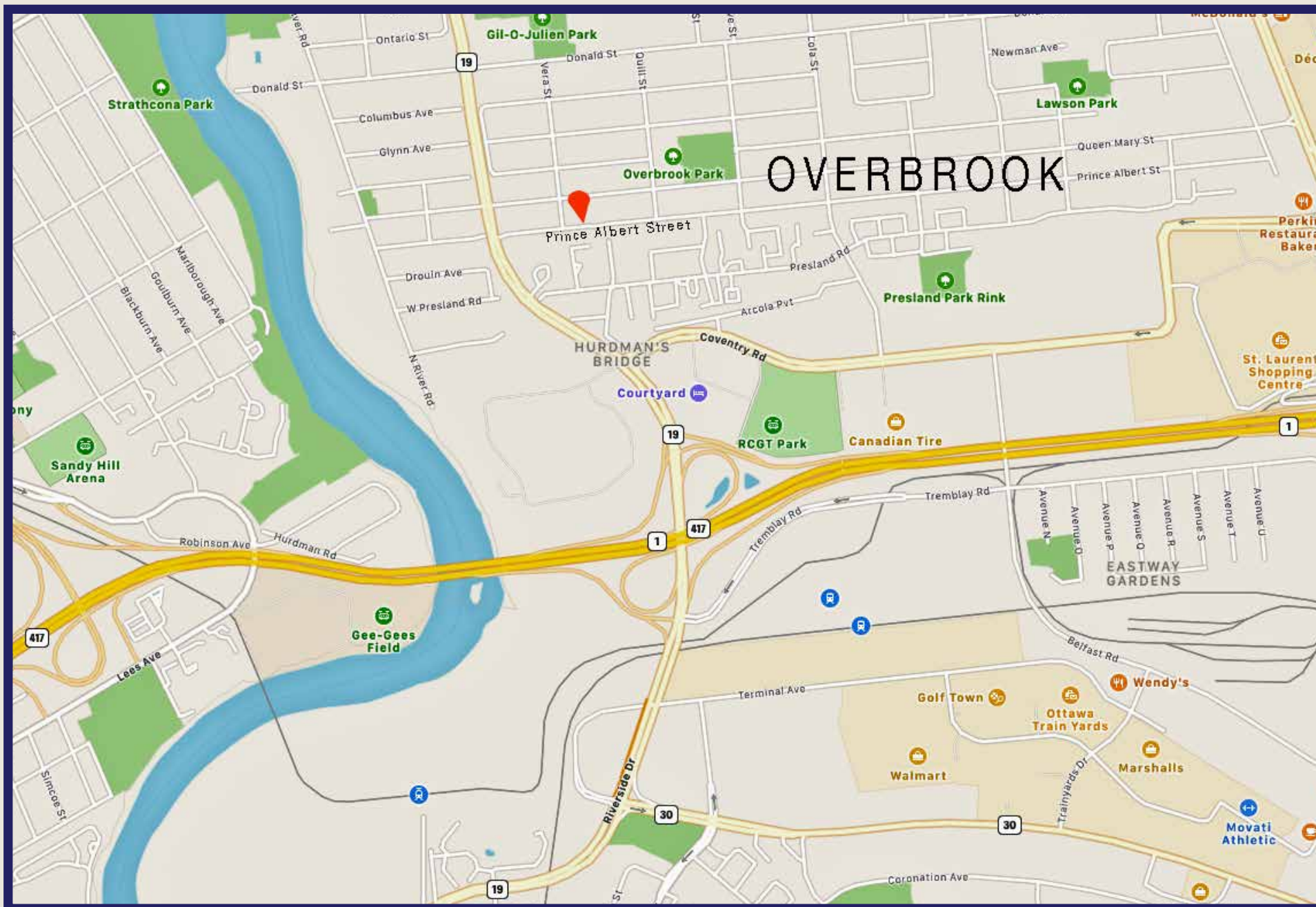
The quality of designs and materials have always been superior and 107 Prince Albert will be a jewel on the street. The modern design and finishes reflect the exciting transformation taking place in Ottawa.

The homes feature 3 or 4 bedrooms with a ground floor office and plenty of open space.

Standard features include oversized windows, modern ribbon style fire-place, air conditioning, 9' ceilings, maple flooring, porcelain tile, custom trim, granite counters, under mount sinks, custom-designed Deslaurier kitchens, designer fixtures and the highest level of quality construction.

Contact us to view recently built homes with similar floor plans and finishes. Don't miss this opportunity.

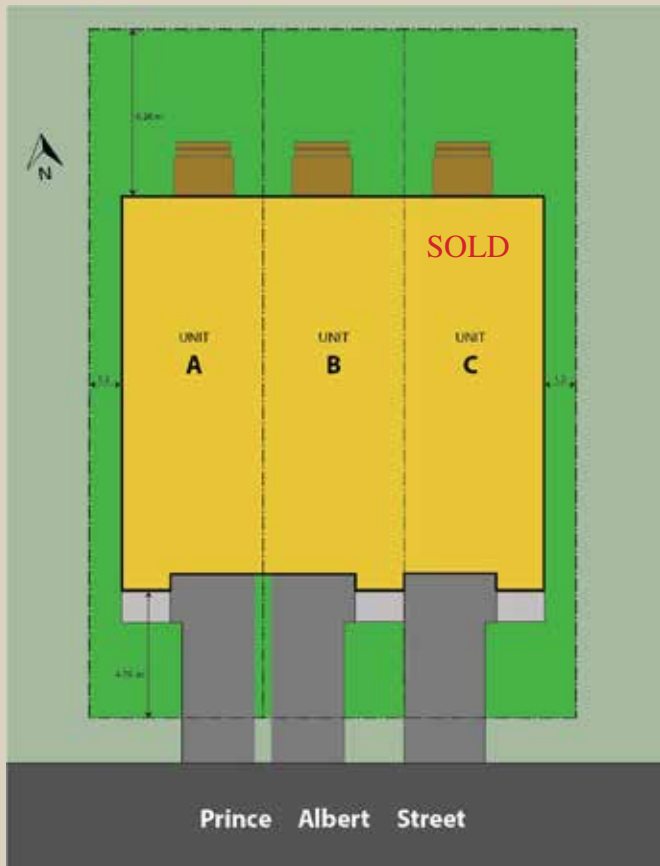
I07 PRINCE ALBERT LOCATION



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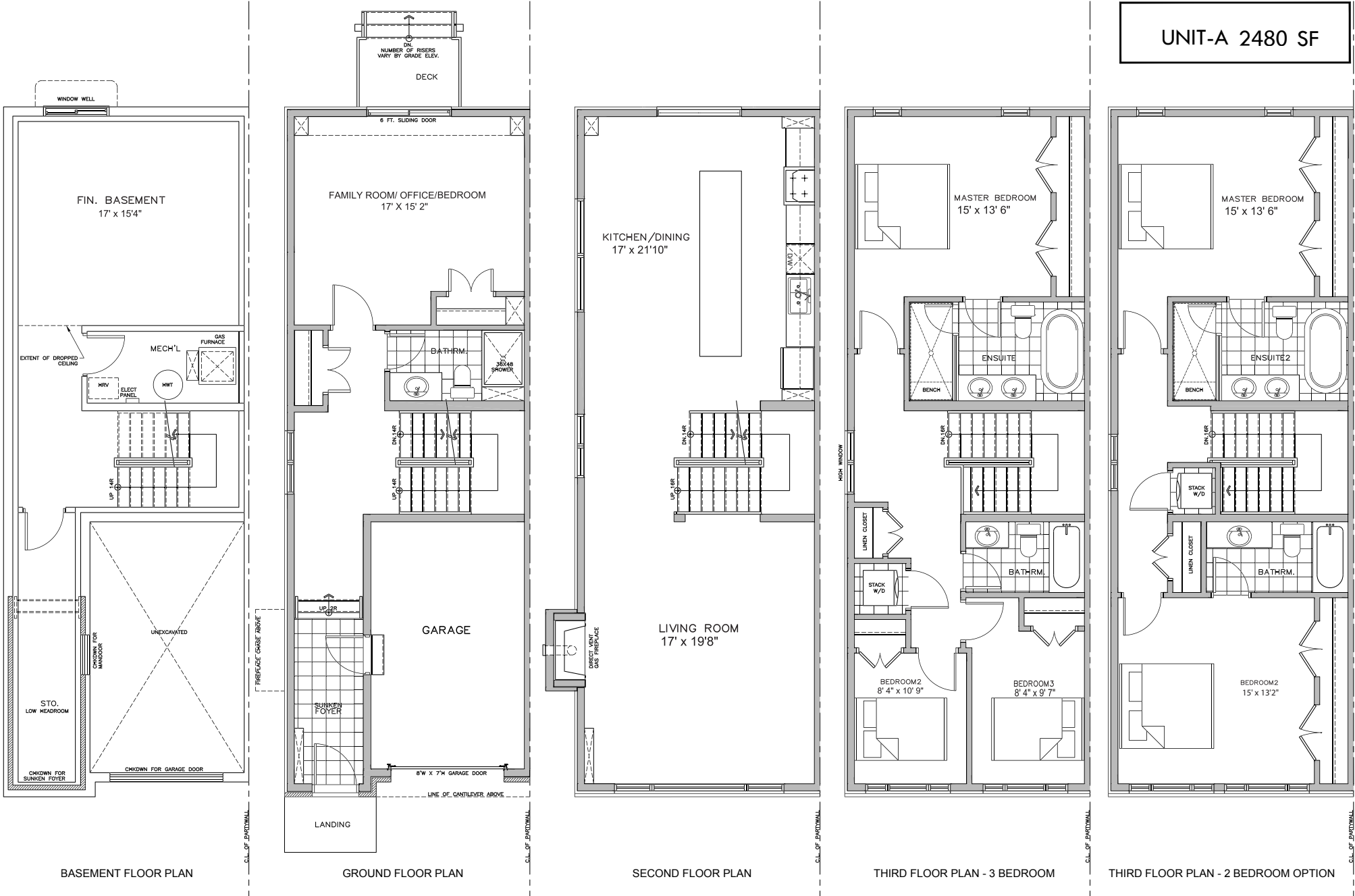
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ELEVATION AND SITE PLAN

Artist's Concepts

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SPECIFICATIONS

INTERIOR FEATURES

- Ribbon style Gas fireplace in living room, Napoleon HD 45.
- Stone surround from builder samples
- Pre-finished maple Hardwood flooring on ground, second and third floors.
- Carpet grade stairs from lower level to ground floor.
- Maple stairs and treads and maple hand rail from ground level to 2nd floor.
- Maple stairs and treads with open risers, maple hand rail 2nd to 3rd floor.
- Ceramic flooring in entrance and bathrooms from builder 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.
- Single panel Madison interior doors.
- Chrome / black lever hardware.
- 9' ceiling height on living room level.
- 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 with carpet flooring from Builders samples including pot lights as per plan,.
- The Vendor will provide a lighting allowance of \$500.00 for the Purchaser to provide lighting fixtures which will be installed by the Vendor's sub trade.

PLUMBING FIXTURES AND ACCESSORIES

- American Standard Studio Low flow toilets.
- Delta Ara faucets & Shower
- Kohler vault undermount kitchen sink.
- Delta Intrinsic pullout kitchen faucet
- American Standard boxe undermount sink in bathrooms.
- Custom shower in ground floor with tile from Builders samples, glass panel and glass door.
- Custom shower in ensuite bath with 2 shower heads, tile from Builders samples, glass panel and glass door.
- Free standing Maax Lounge bathtub in ensuite bath.



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SPECIFICATIONS

LANDSCAPING/ EXTERIOR

- 8x10 rear interlock patio at ground floor.
- Rear wooden stairs.
- Detailed landscaping plan with horizontal wood fencing as per plan.
- Asphalt driveway with Mellville slab pavers at entrance.
- Brick and architectural panels with maintenance free exterior siding.
- 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 and HRV.
- Gas outlet for BBQ on rear patio.
- Pre-wired for 1 telephone and 3 cable.
- Conduit for future electrical service in garage for car charger.
- Valence lighting under kitchen cabinets.
- Decora white light switches and plugs.
- LED 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
- Solid panel garage door with automatic opener.

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

UNIT A **\$995,000**

UNIT B **\$995,000**

UNIT C **SOLD**

Prices include net HST

Prices include features listed

Prices are subject to change without notice

Contact

Marc at 613-720-5006 or 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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