



PROVENCHER

BROSSARD

8 TOWNHOUSES WITH GARAGE
700 to 780 Provencher Blvd.

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LesHabitationsExcellence.com



A FEW WORDS ABOUT WHO WE ARE

Les Habitations Excellence is a company active in the industry of new and used residential construction since 2007. It has to its credit nearly 20 renovation projects and around 400 new housing units built mainly in condominiums located on the South Shore of Montreal.

In recent years, the company has accumulated several industry awards, including a mention of the CMHC in 2017, followed by 6 Domus awards including the jury's favorite trophy during the Gala Domus in 2019 and another Domus award at the November 2021 edition.

Two additional Domus trophies were added at the 2023 edition for renovation projects.

Over the years, the company has specialized in the revitalization of neighborhoods on the South Shore by demolishing houses that have become obsolete in order to build houses and multi-family buildings. With its high standards, Les Habitations Excellence has been able to build a team that takes the satisfaction of its customers to heart, for each step of the property acquisition process.

We hope that one of our projects will meet your needs so that we can count you among our customers!

Anthony Roy
Président - Les Habitations Excellence

PROJECT PRESENTATION 700-730 AND 750-780 PROVENCHER



Discover our exclusive project of 8 townhouses in Brossard, not owned in co-ownership. Located in an established neighborhood, these residences combine modern design and exceptional comfort. They offer quality finishes, a private garage attached to the basement, an outdoor yard, Novoclimat certification, and a builder's warranty, ensuring peace of mind for future owners. Two interior layout options are offered on the upper floor:

- 3 bedrooms, one main bathroom, and one master bathroom
- 4 bedrooms with a full bathroom

An additional room is planned in the fully finished basement. Ideally located near a primary school, just steps from the Champlain Bridge, and close to public transportation, schools, parks, and Quartier DIX30, these homes offer a prime location.



UNITS 700 TO 730

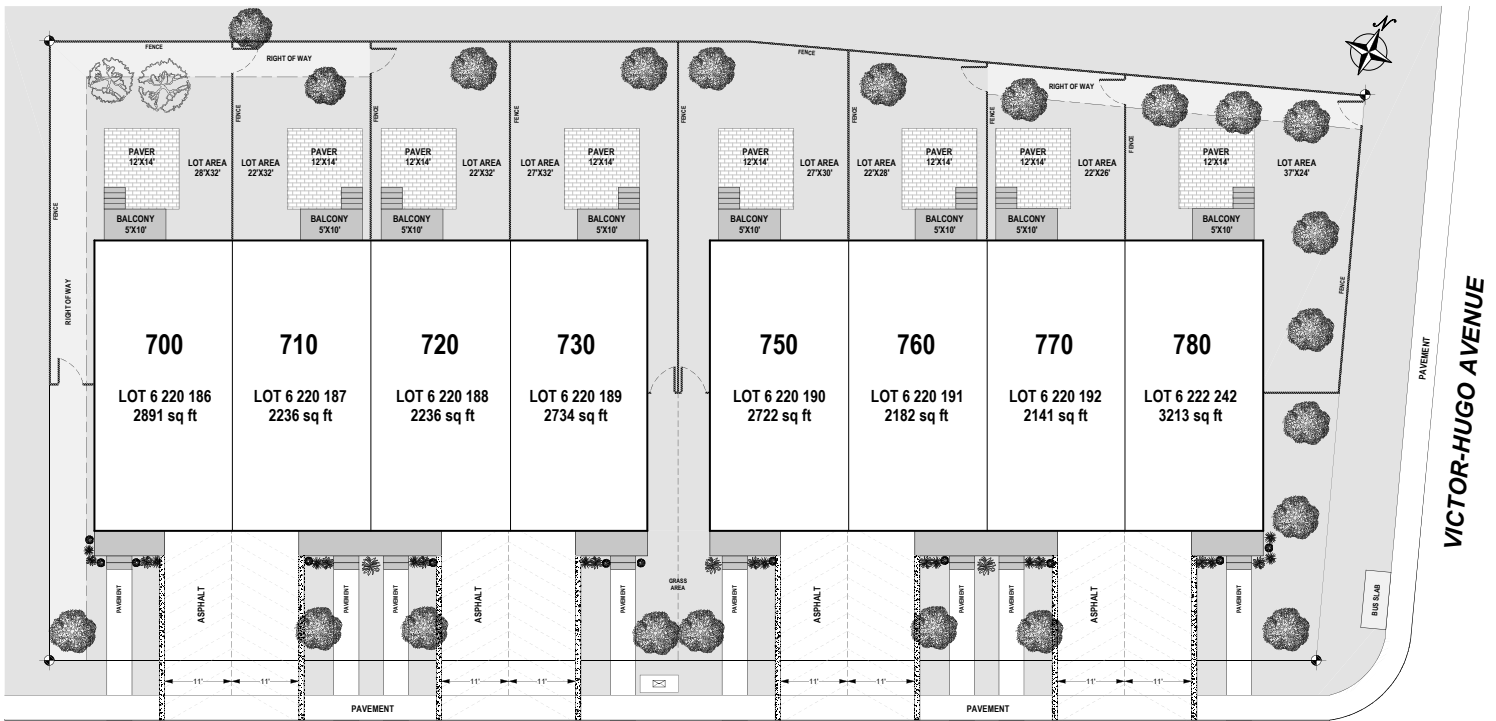
The building on the left, units 700, 710, 720, and 730 Provencher Blvd. are part of phase 1 of the project. Delivery is scheduled for October 2025.



UNITS 750 TO 780

The building on the right, units 750, 760, 770, and 780 Provencher Blvd. are part of phase 2 of the project. Delivery is scheduled for the end of winter 2026.

IMPLANTATION 700-780 PROVENCHER



PROVENCHER BOULEVARD

EXTERIOR AND AMENITIES

- Living area of 2,090 square feet spread over 2 floors, with an additional 810 square feet of basement space
- Lot sizes ranging from 2,141 to 3,213 square feet
- Single garage of approximately 250 square feet located in the basement, equipped with a garage door and opener
- Rear balcony measuring 5 ft x 10 ft, made of treated wood with aluminum railings
- Landscaped lot: leveled with grass, a 12 ft x 14 ft paved patio in the backyard, and landscaping
- Asphalt driveway leading to the garage, with a retaining wall
- Storage area for garbage and recycling bins under the front balcony
- Concrete walkways
- Electrical connection ready for an EV charging station

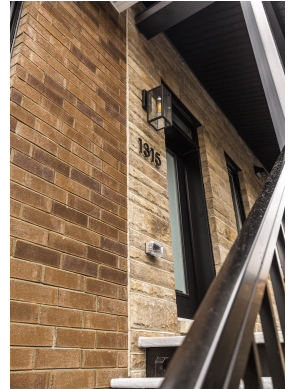
Note: Two interior layout options are available for the upper floor:

- 4 bedrooms with one full bathroom
- 3 bedrooms, one main bathroom, and a master ensuite bathroom

CONSTRUCTION DETAILS

BUILDING EXTERIOR

Brick and aluminum siding
Independent entrance with a concrete balcony and stairs, featuring glass and aluminum railings
Steel entry doors, glazed and insulated
Energy Star-certified casement windows
Rear balcony measuring 5' x 10', made of treated wood with aluminum railings
Flat roof with white TPO membrane
Gutters



INTERIOR

Hardwood flooring
9-foot ceilings on the ground floor and 8-foot ceilings on the upper floor
Ceramic flooring in the entrance
Interior doors made of MDF, with high-quality hardware
Wooden staircase with open risers, metal structure, and glass railings
Two skylights above the staircase
Walls, ceilings, doors, and moldings painted white
Washer/dryer space with closed cabinets and a hanging rod
Linen closet on the upper floor

KITCHEN



Ceramic flooring
Kitchen cabinets in melamine with quartz countertops
Soft-close doors and drawers
Built-in waste and recycling drawer
Space and plumbing for a dishwasher
Built-in range hood
Double stainless steel sink
Ceramic backsplash
Water line for the refrigerator
Butler's pantry with additional sink included
Optional glass wine cellar space (\$)

Ceramic flooring
Vanity with sink and faucet, quartz countertop, mirror
Broom closet integrated into the vanity
One-piece elongated toilet with soft-close seat



POWDER ROOM

CONSTRUCTION DETAILS



MAIN BATHROOM

Heated ceramic flooring
Double vanity with sinks and black faucets, quartz countertop, and mirror
Freestanding acrylic bathtub with faucet
One-piece elongated toilet with a soft-close seat
Rectangular shower measuring 36" x 60" (4-bedroom option) with ceramic walls, handheld showerhead on a rail, and rainfall showerhead
Rectangular shower measuring 36" x 60" (3-bedroom option)
Shower niche
Air extractor

MASTER BATHROOM

ONLY IN THE OPTION (\$) WITH 3 BEDROOMS UPSTAIRS
Heated ceramic flooring
Vanity with sink and black faucet, quartz countertop, mirror
Elongated one-piece toilet with slow-closing seat
72" x 36" rectangular shower with ceramic walls, two rail showerheads and one rain shower
Shower niche
Freestanding acrylic bathtub with faucet



PLUMBING

PVC (PEX) water piping
60-gallon water heater

VENTILATION, HEATING, AND AIR CONDITIONING

Heat recovery ventilator (HRV)
External vent for dryer and kitchen range hood
Central air heat pump with 2-zone forced air system

PLUMBING /
VENTILATION



ELECTRICITY

200-amp electrical service
Ethernet wiring and cable outlets in all bedrooms and the living room
Dimmer switch set
Central vacuum system
Choose your own pendant lighting directly from our supplier: \$2000 including tax at www.multiluminaire.ca
Electrical connection ready for an EV charging station

CONSTRUCTION DETAILS

Hot/cold water piping and drain for future sink
Concrete slab with saw cuts and sealant
Recessed lighting with motion detector
Heating by electric baseboards
Ceiling-mounted garage door opener
Storage space (lower part)

GARAGE



INCLUSIONS (BASEMENT)

Wooden stairs with stain and varnish finish
High-end floating wood flooring
Recessed ceiling lighting
A closed room with a wardrobe

BATHROOM

Heated ceramic flooring
Vanity with sink, black faucet, and quartz countertop
Elongated one-piece toilet with slow-closing seat
36" x 36" shower with ceramic walls, rail showerhead
Shower niche
Air Extractor
Integrated linen closet in the vanity



ADDITIONAL INFORMATION



Construction and Certified Contractors

Thermal insulation according to Novoclimat requirements:

Roof: R effective 58.5

Exterior walls: R effective 23.5

Basement slab: R effective 10

FINANCING

Your mortgage will have to be taken through one of our representatives from the following financial institutions or mortgage agencies:

- DESJARDINS
- TD BANK
- SCOTIA BANK
- CIBC
- NATIONAL BANK
- ROYAL BANK
- BANK OF MONTREAL (BMO)



SALES



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CMVR NOTAIRES

AVOCATS & MÉDIATEURS

The price for registering the mortgage and the deed of sale is \$1700, including taxes and fees.

LEGAL

All dimensions provided are approximate and may be subject to minor changes without notice.

Images are for reference only. Furniture, appliances, and all decorative elements are not included.

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