

SEMI-DETTACHED COTTAGES

CONSTRUCTION PROPOSAL





Welcome

This document presents Phase 2 of the L ry residential development. It has been prepared to provide you with the information you need to make an informed decision regarding the purchase of your future home.

Our team remains at your disposal to answer any questions you may have and to guide you through every step of the purchasing process.



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IMPLANTATION PLAN



MODELS 1600 SQ. FT.

Starting of at 509 000\$^{+tx}

Three semi-detached models (option of 2 or 3 bedrooms)

The exterior cladding is the entrepreneur choice depending on the city's approbation.

Materials :

- Stone or Brick
- Horizontal vinyl siding
- Aluminium black standard and black perforated soffit
- Metal cladding
- Black Aluminium



MODEL M1-1601



DESCRIPTION OF EXTERIOR FINISHING MATERIALS



MASONRY

RINOXLORADO MÉLANGE
GRIS GLACÉ- AMANDE-
CHARBON



ROOF

IKODYNASTY GRIS
GIVRE

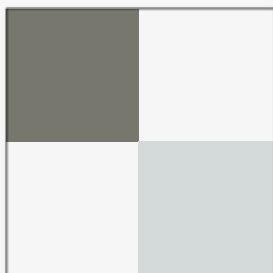


LAP SIDING

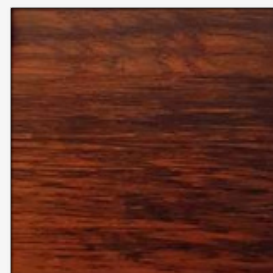
RINOX TIMBERLAND-ÉBÈNE



**WINDOWS-DOORS-
FASCIA-SOFFIT-TRIMS**
BLACK ALUMINIUM



LAP SIDING
GENTEK-VINYL-FAIR
OAKS- GRIS ORAGEUX
OU GRIS COLOMBE



POSTS-BEAMS
CEDAR-STAINED WOOD

MODEL M2-1602



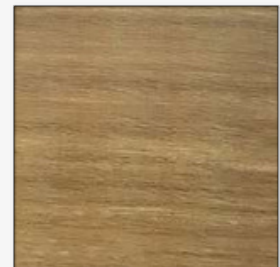
DESCRIPTION OF EXTERIOR FINISHING MATERIALS



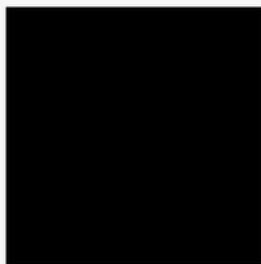
MASONRY
TECHO - BLOC MADISON
BLANC URBAIN



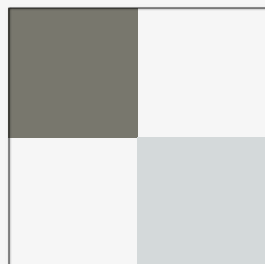
ROOF
IKO DYNASTY BOIS
RIVAGE



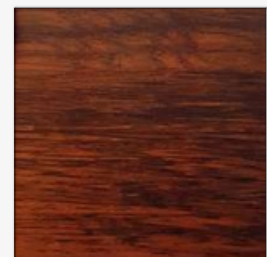
LAP SIDING
RINOX TIMBERLAND-
SIENNA



**WINDOWS-DOORS-
FASCIA-SOFFIT-TRIMS**
BLACK ALUMINIUM



LAP SIDING
GENTEK-VINYL-FAIR OAKS-
GRIS ORAGEUX OU GRIS
COLOMBE



POSTS-BEAMS
CEDAR-STAINED WOOD

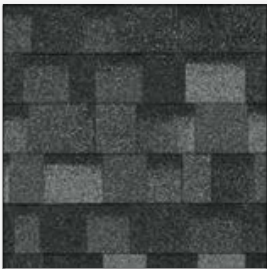
MODEL M3-1603



DESCRIPTION OF EXTERIOR FINISHING MATERIALS



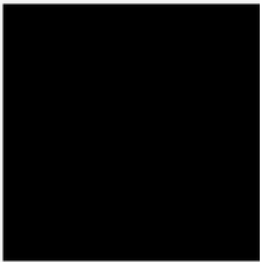
MASONRY
RINOX-STANFORD BRUME
PRESTIGE



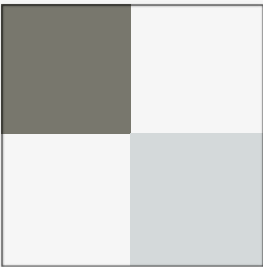
ROOF
IKODYNASTY GRIS
SOMMET



LAP SIDING
RINOX TIMBERLAND-ECORCE



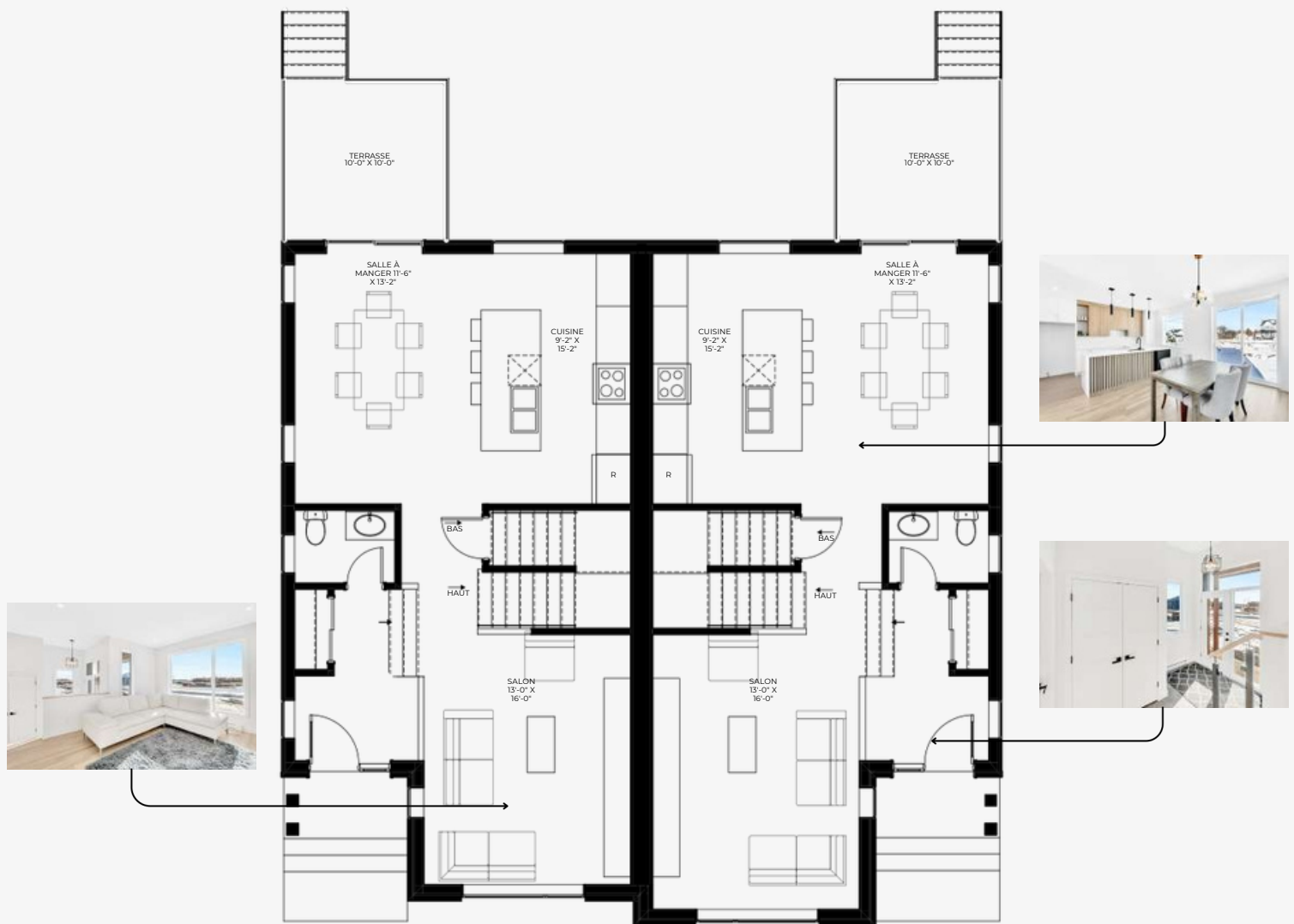
**WINDOWS-DOORS-
FASCIA-SOFFIT-TRIMS**
BLACK ALUMINIUM



LAP SIDING
GENTEK-VINYL-FAIR OAKS-
GRIS ORAGEUX OU GRIS
COLOMBE



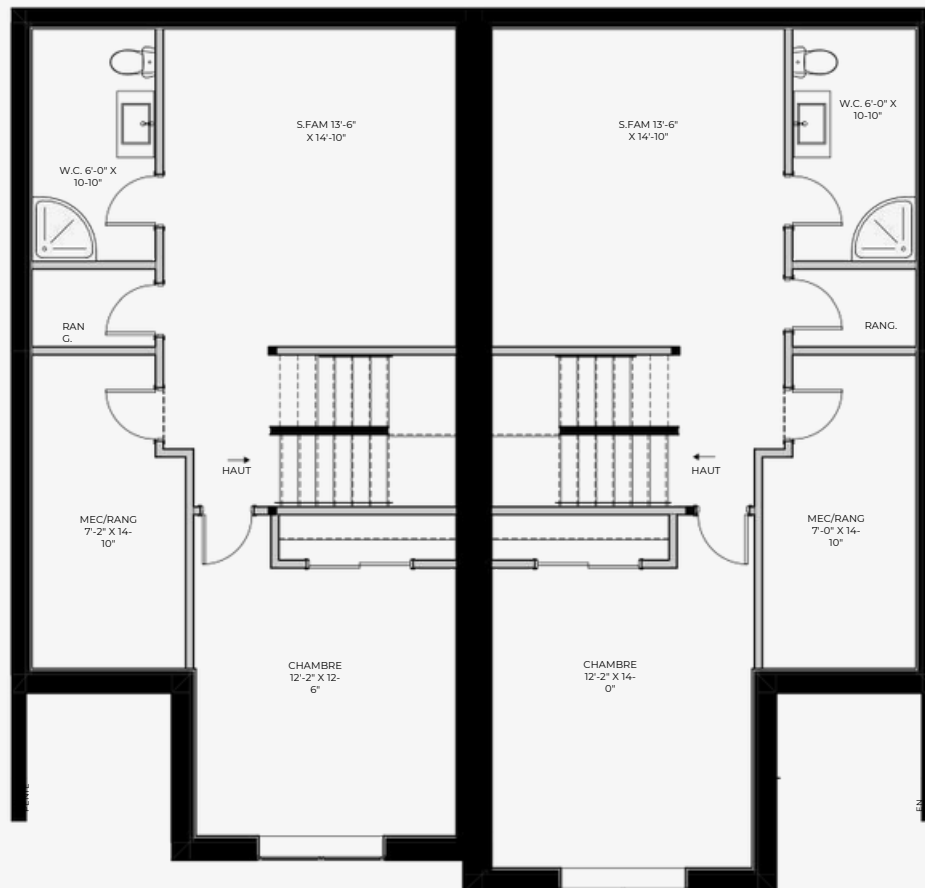
POSTS-BEAMS
CEDAR-STAINED WOOD



FIRST FLOOR ILLUSTRATION



SECOND FLOOR ILLUSTRATION



BASEMENT ILLUSTRATION

BASEMENT

- The basement is unfinished with no partitions planned.
- Drywall is installed on the walls and ceiling.
- Joints on the drywall are not finished.

* *Good to know : a finished basement option is available.*





MODELS 1200 SQ. FT.

Starting of at 459 000\$^{+tx}

Three semi-detached models (option of 2 or 3 bedrooms)

The exterior cladding is the entrepreneur choice depending on the city's approbation.

Materials :

- Stone or Brick
- Horizontal vinyl siding
- Aluminium black standard and black perforated soffit
- Metal cladding
- Black Aluminium



MODEL M1-1201



DESCRIPTION OF EXTERIOR FINISHING MATERIALS



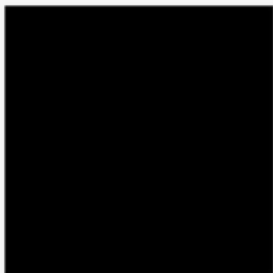
MAsONRY
RINOXLORADO CHARBON OU
GRIS GLACÉ



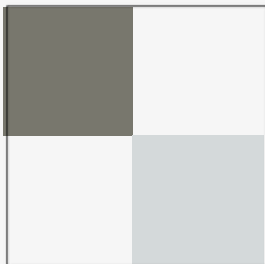
ROOF
IKODYNASTY GRIS
GIVRE



LAP SINDING
RIALUX TIMBERLAND-SIENN



**WINDOWS-DOORS-
FASCIA-SOFFIT-TRIMS**
BLACK ALUMINIUM



LAP SIDING
GENTEK-VINYL-FAIR OAKS-
GRIS ORAGEUX OU GRIS
COLOMBE



POSTS-BEAMS
CEDAR-STAINEDWOOD OR
BLACK ALUMINIUM

MODEL M2-1202



DESCRIPTION OF EXTERIOR FINISHING MATERIALS



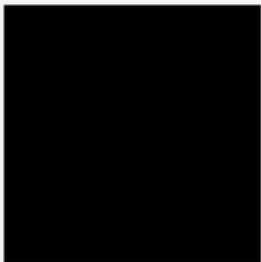
MASONRY
TECHO - BLOC MADISON
BLANC URBAIN



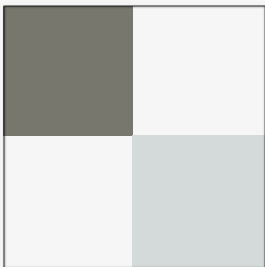
ROOF
IKO DYNASTY BOIS
RIVAGE



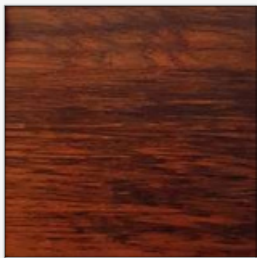
LAP SIDING
RIALUX TIMBERLAND-
SIENNA



**WINDOWS-DOORS-
FASCIA-SOFFIT-TRIMS**
BLACK ALUMINIUM



LAP SIDING
GENTEK-VINYL-FAIR OAKS-
GRIS ORAGEUX OU GRIS
COLOMBE



POSTS-BEAMS
CEDAR-STAINED WOOD

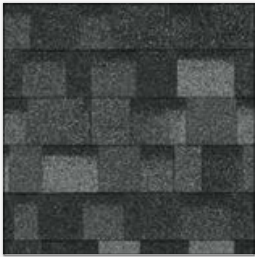
MODEL M3-1203



DESCRIPTION OF EXTERIOR FINISHING MATERIALS



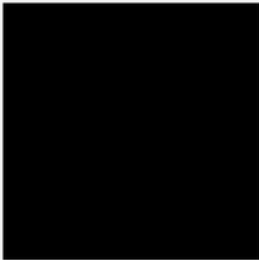
MASONRY
RINOX-STANFORD BRUME
PRESTIGE



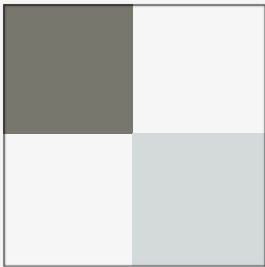
ROOF
IKODYNASTY GRIS
SOMMET



LAP SIDING
RINOX TIMBERLAND-ECORCE



**WINDOWS-DOORS-
FASCIA-SOFFIT-TRIMS**
BLACK ALUMINIUM



LAP SIDING
GENTEK-VINYL-FAIR OAKS-
GRIS ORAGEUX OU GRIS
COLOMBE



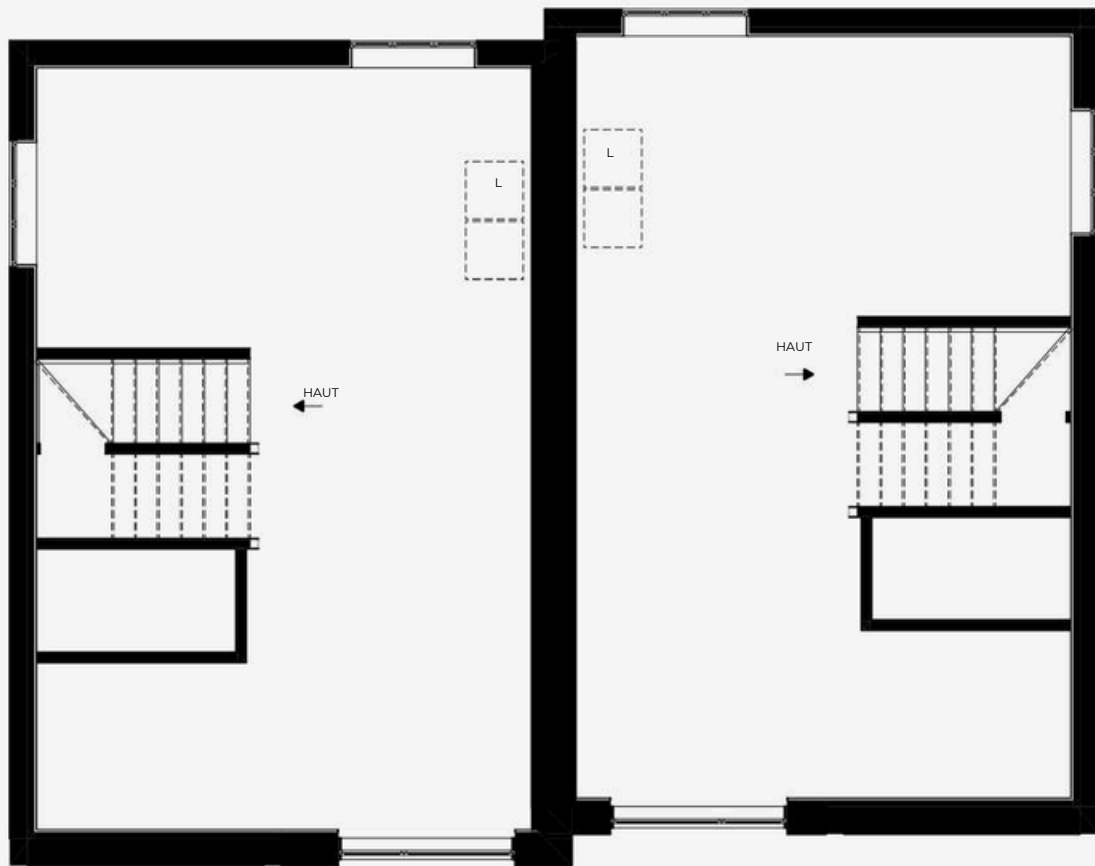
POSTS-BEAMS
CEDAR-STAINED WOOD



FIRST FLOOR ILLUSTRATION



SECOND FLOOR ILLUSTRATION



BASEMENT ILLUSTRATION

BASEMENT

- The basement is unfinished with no partitions planned.
- Drywall is installed on the walls and ceiling.
- Joints on the drywall are not finished .

** Good to know : a finished basement option is available.*



INFORMATION - CUSTOMER'S CHOICES

During the construction of your future property, we must coordinate and supervise the construction site to the highest quality standards. To achieve this, we will need your collaboration.



FINISHING OPTIONS

- Following the signing of the preliminary contract and the finalization of your financing, the subcontractors designated by Construction Mera will schedule an appointment with you to make your finish selections for the flooring, as well as for all kitchen and bathroom cabinets.
 - It is essential to collaborate during this crucial stage to avoid delays in the delivery of your future house.
 - You will be required to sign the options list, which will then be sent by the suppliers to Construction Mera Inc. for approval and verification.



FINISHING OPTIONS

- If you select a product with a price higher than the allocated allowance, you will be responsible for covering the additional cost to have the product ordered, and this must be done promptly to avoid delays in the project's execution.

OPTIONS MODIFICATION

- To avoid any mistakes during the construction, no changes or additions to your selection will be accepted after the beginning of the construction, unless authorized by Construction Mera Inc.

***You agree not to ask or request any modifications directly to the suppliers or subcontractors on the construction site.**



PAINT AND INTERIOR FINISHING

- White paint (primer and topcoat) ;
- Interior masonite dorrs, models #555, #251, #151 from the popular series distributed by Boiserie Raymond ;
- Interior door handle, Europa model or equivalent of your choice ;
- MDF casing, model #35D or #39 from the popular collection ;
- MDF baseboards, model #35D or #39 from the popular collection ;
- Wire shelving provided in closets ;





- Ceramic flooring, color of your choice, allowance included : \$4.00/sq. ft. ;
- Floating laminate flooring, color of your choice, allowance included : \$2,50/sq. ft. ;
- Melamine cabinets and vanities, and laminate counter, color of your choice, allowance included :
 - Model 1,600 sq. ft.: \$10,000
 - Model 1,200 sq. ft.: \$9,500
- Gypsum half-wall with wood top, floor-color matching, for the upstairs railing.

NOT INCLUDED

Interior :

- Central vacuum ;
- Air conditionner ;
- Fireplace ;
- Backsplash.

Exterior

- Back patio
- Asphalt
- Topsoil
- Grass
- Gutter



STANDARD STAIRCASE ACCESSORIES

*Carpeted staircase with railing as per
Construction Mera Inc. standard*



Square wood post
3004X (3 x 3) po



Handrail (#200)
Dimension : $2\frac{3}{8}$ X $1\frac{7}{8}$ po



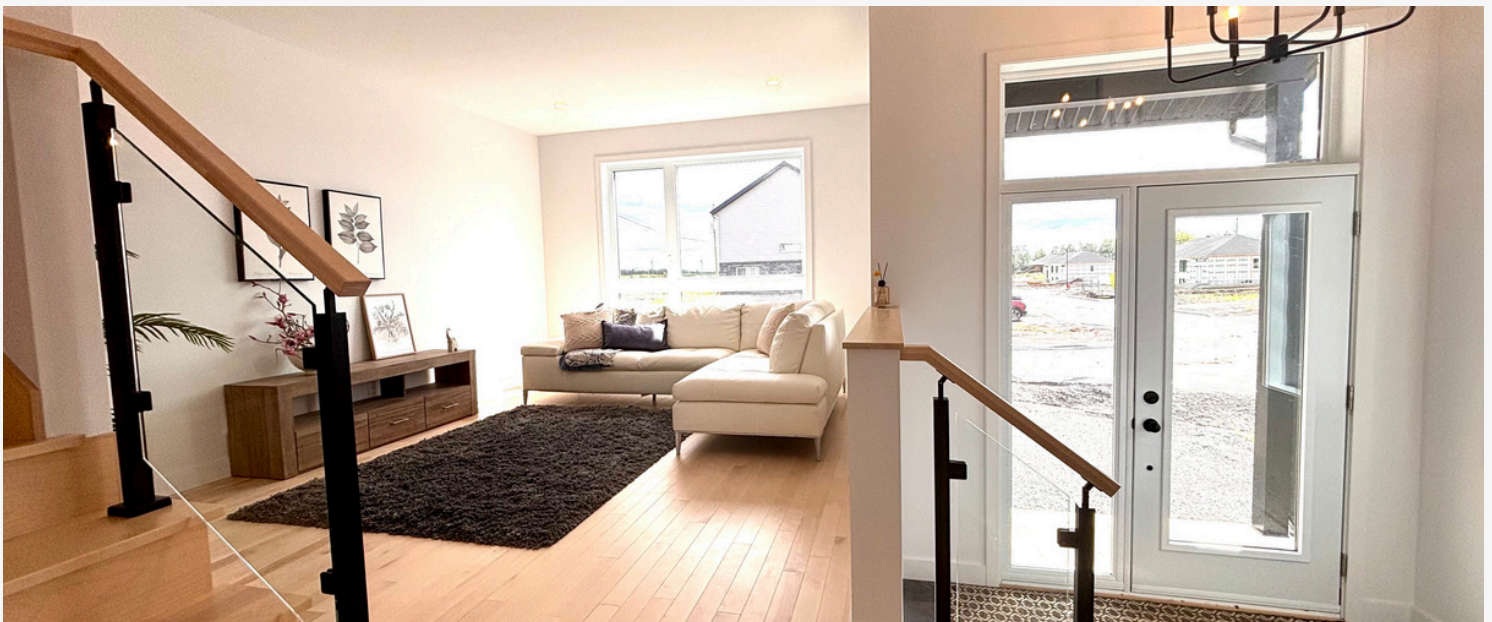
Handrail bracket
F05 (metallic)

Choose one of these rods:



Black square rod $\frac{1}{2}$ in. Stainless steel square rod $\frac{1}{2}$ in. Stainless steel round rod $\frac{5}{8}$ in.

Offered option : Wooden staircase with glass railing



WOODWORK - CHOICES TO MAKE

For the standard woodwork, you are required to make a selection in each of these categories.



BI-FOLD DOOR



DOOR

MAS SET 151



BI-FOLD DOOR



DOOR

MAS SET 251



BI-FOLD DOOR



DOOR

MAS SET 555



Frame 5/8" x 2 1/2" 35D



Frame 5/8" x 2 1/2" 39



Baseboard 1/2" x 4 1/2" 35D



Baseboard 1/2" x 4 1/2" 39



Handle DESTIN F15



Handle EUROPA CARRÉ F15



Handle DESTIN F19



Handle EUROPA CARRÉ F19



Square knob 1010 F15



Square knob 1010 F19



Doorstop 610 F15



Doorstop 610 F19



Handle Pocket door 1030 F15



Handle Pocket door 1030 F19



Recessed sliding 2530 F15



Recessed sliding 2530 F19

PLUMBING - STANDARD

Selected by Construction Mera inc.



- Standard Toilet
- Glass shower with two ceramic walls ;
 - 36x36 for models 1200
 - 36x48 for models 1600
- Acrylic freestanding bathtub 32" x 60" standard ;
- Bathroom sink by the standard of construction Mera inc. ;

→ Possibility of a LUX option in black color, according to the option list provided by the contractor.



- Double stainless reginox standard steel kitchen sink ;
- Faucets selected by the standard of Construction Mera inc. ;
- 60-gallon hot water tank ;
- Basic plumbing for dishwasher ;
- Connected stump for the garage (model-dependent) ;
- 1 frost-free outdoor water outlet.

PLUMBING - STANDARD

KITCHEN



DROP-IN-SINK

KINDRED RÉGINOX RDL 2031/7/1
(L x l x h) : 31 ¼ x 20 ½ x 7 in.



SINK FAUCET

BARIL PROJET KUI-4200-02L-CC

POWDER ROOM AND UPSTAIRS BATHROOM



BATHROOM FAUCET

BARIL PROJET
O25-1006-1PL-CC



BATHROOM SINK

GERBER WICKER PARK : G0012892
(L x l x h) : 20 7/8 x 17 ¾ x 7 ⅝



TOILET

TWOPIECES / ROUND BOWL
AMERICAN STANDARD COLONY 3

UPSTAIRS BATHROOM



STANDARD SHOWER - MODEL 1200

MAAXRADIO36" X 36"X71 1/2"
137448-900-084
SHOWER BASE :
ZITTA ANTI-FUITE 36 X 36
B3636LCOCC1



STANDARD SHOWER - MODEL 1600

MAAXRADIO36" X 48"
22220297-900-084
SHOWER BASE : ZITTA ANTI-FUITE 36 X 48
B4836LRE(L-R)C1



SHOWER SET

BARILDEPROJET 025
PRO-O25-01-CC



FAUCET BATHTUB

TWOPIECESWITHHAND SHOWER
BARIL PROJET O25-1249-PB-CC



FREESTANDING BATHTUB

NEPTUNE ROUGE impact
IMP3260F2
(L x l x h): 60 x 32 x 18.75 in.

PLUMBING - OPTIONS

KITCHEN



DROP-IN-SINK

KINDRE BSL2131-9-1

L x I x h) : 30 7/8 x 20 7/8 x 9 in.



DROP-IN-SINK

LUXART LXGRD33ETM-DBK

(L x I x h) : 31 x 22 x 9 in.



DROP-IN-SINK

fFRANKIE

MAG61029-MBK-S

L x I x h) : 31 x 20 7/8 x 9.5 1/2 in.



UNDERMOUNT SINK

MAINLINE MLUD771

L x I x h) : 32 1/2 x 18 1/8 x 9 1/2 in.



UNDERMOUNT SINK

LUXART LXGRD33EUM-DBK

(L x I x h) : 33 x 19 x 9 in.



UNDERMOUNT SINK

LUXART LXGRS30UM-DBK

(L x I x h) : 33 x 19 x 9 in.



UNDERMOUNT SINK

MAINLINE ML3018-R20-S

(L x I x h) : 30 x 18 x 9 in.



SINK FAUCET

KUI-4200-02L-KK

Retractable hand shower
Matte black

POWDER ROOM AND UPSTAIRS BATHROOM



TOILET

GERBERAVALANCHE 21-019

One-piece/elongated bowl



UNDERMOUNT SINK

KOHLER KAXTONK-20000-0

L x I x h) : 20 1/4 x 15 11/16 x 5 5/16 in.



BATHROOM FAUCET

BARIL PROJETO25-1006-1PL-KK

Matte black

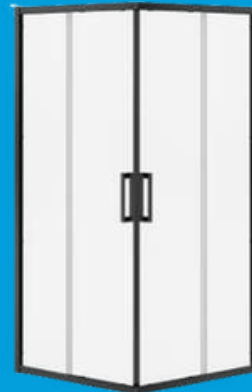
PLUMBING - OPTIONS

UPSTAIR BATHROOM



SHOWER DOOR

WITH SLIDING TOWEL BAR 48 X 36 X 78 3/4 IN,
8MM
CORNER INSTALLATION, CLEAR GLASS AND MATTE
BLACK FINISH
NEPTUNE - AXION (36 x 48 x 78 3/4 in)
220297-900-340



SHOWER DOOR

SEMI-FRAMED SQUARE SLIDING SHOWER,
CLEAR GLASS, MATTE BLACK FINISH
MAAX RADIA 36" X 36" X 71 1/2
1137448-900-340



SHOWER SET

BARILDEPROJET 025
PRO-O25-01-KK



SHOWER SET

BARIL PROJET 025
PRO-O25-02-CC (Chrome)
Square shower head 8 in
Shower arm 12 in



SHOWER SET

BARIL PROJET 025
PRO-O25-02-KK (black)
Square shower head 8 in
Shower arm 12 in



BATHTUB FAUCET

TWOPIECESWITHHEAD SHOWER
BARIL PROJET 025-1249-PB-KK



BATHTUB DRAIN AND OVERFLOW

DOBK-CANPLAS - BRUSHED MATTE
BLACK



PLUMBING - OPTIONS

BATHROOM BASEMENT



BATHROOM FAUCET

BARIL PROJET
O25-1006-1PL-CC



SINK

GERBER WICKER PARK : G0012892
(L x l x h) : 20 $\frac{7}{8}$ x 17 $\frac{3}{4}$ x 7 $\frac{1}{8}$



TOILET

TWOPIECES/ROUND BOWL
AMERICAN STANDARD COLONY
3



SHOWER

MAAXIMPERIAL II (38 X 38)
105219



SHOWER DOOR

SILHOUETTE(pivot)38 x 38 x 70 in
137901-900-084



SHOWER SET

BARIL PROJET
POM-O15-01-CC

ELECTRICITY - STANDARD

*Electrical installation by the standard of
Construction Mera Inc.*



- Electrical outlet installed according to code (12') ;
- 2 exterior outlets with GFI ;
- Electrical panel 200 amps ;
- Electrical baseboard heater or convector when required ;
- Provision for an electric vehicle charging station ;
- Outlets for washer and dryer ;
- Bathroom outlet with breaker ;
- Electronic thermostat ;
- Smoke detectors as per code ;
- 1 cable outlet in the living room ;
- Wiring for dishwasher ;
- Door chime.
- **Standard interior fixtures are supplied by the client and installed by Construction Mera.**
 - **If non-standard fixtures are selected, an additional fee may apply.**



ELECTRICITY - STANDARD



- Lighting :
 - Dining room : 1 light outlet
 - Kitchen : 3 recessed lights and 3 light outlets above the island
 - Living room : 1 light outlet
 - Entryway : 1 light outlet
 - Powder room: 1 light outlet
 - Stairwell to second floor : 1 light outlet
 - Basement stairwell (Model 1,600 sq. ft.) : 1 recessed light
 - Basement stairwell (Model 1,200 sq. ft.) : 2 recessed lights
 - Hallway : 1 light outlet
 - Bedrooms : 1 light outlet in each room
 - Bathroom : 1 light outlet
 - Basement : 4 light outlets

ELECTRICITY - MODEL 1600

Ground floor

240V Sécheuse/four ●

Prise standard ●

Prise dédiée ●

Prise télévision ●

Prise 20A ●

Interrupteur ●

Sortie d'éclairage ●

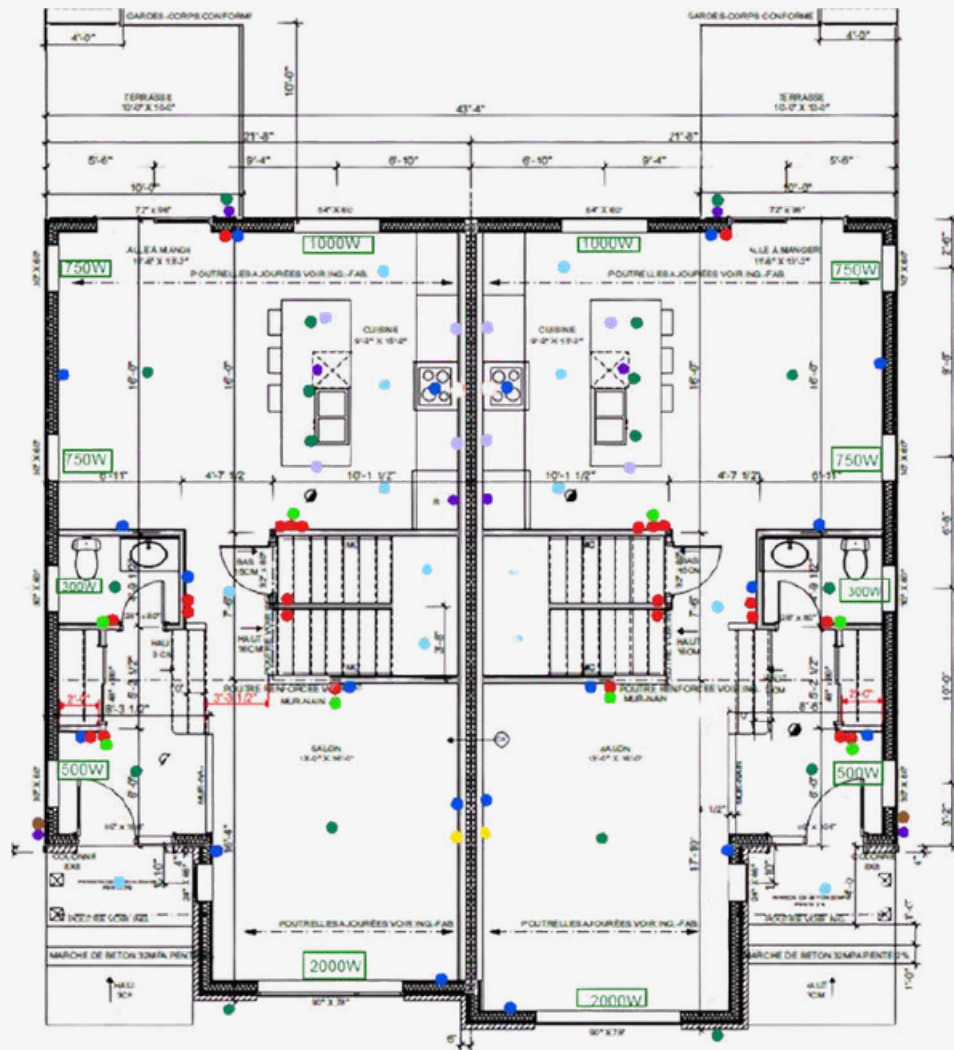
Encastré ●

Borne préfilage ●

Thermostat ●

Plinthe 2000W

Panneau



Upstairs

240V Sécheuse/four ●

Prise standard ●

Prise dédiée ●

Prise télévision ●

Prise 20A ●

Interrupteur ●

Sortie d'éclairage ●

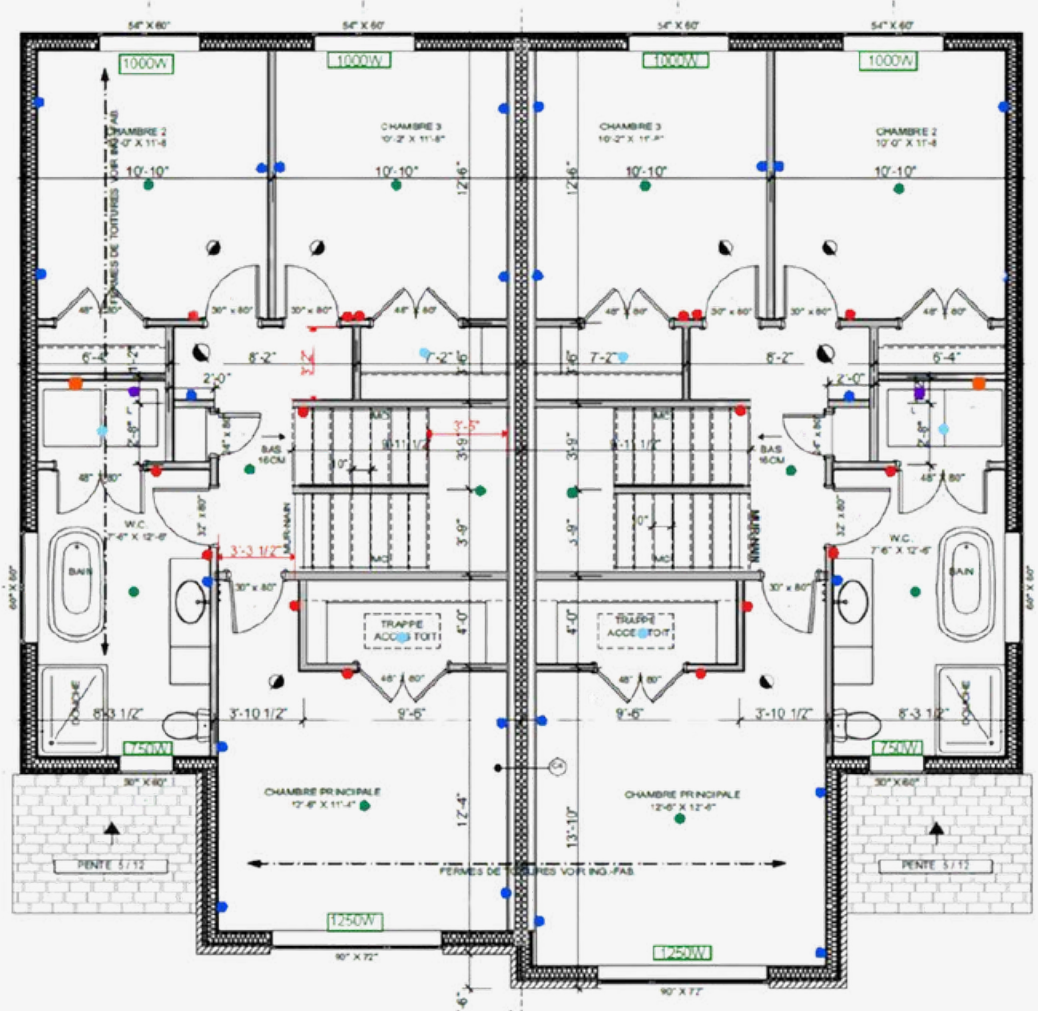
Encastré ●

Borne préfilage ●

Thermostat ●

Plinthe 2000W

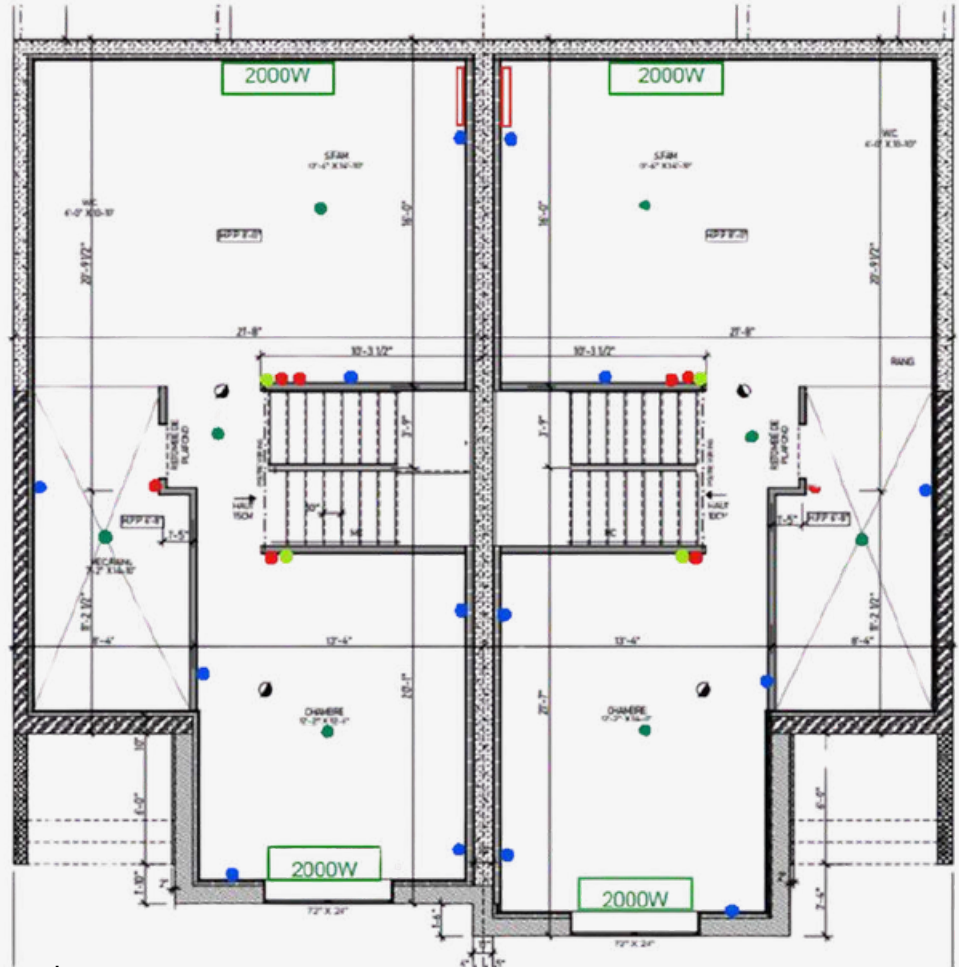
Panneau



ELECTRICITY - MODEL 1600

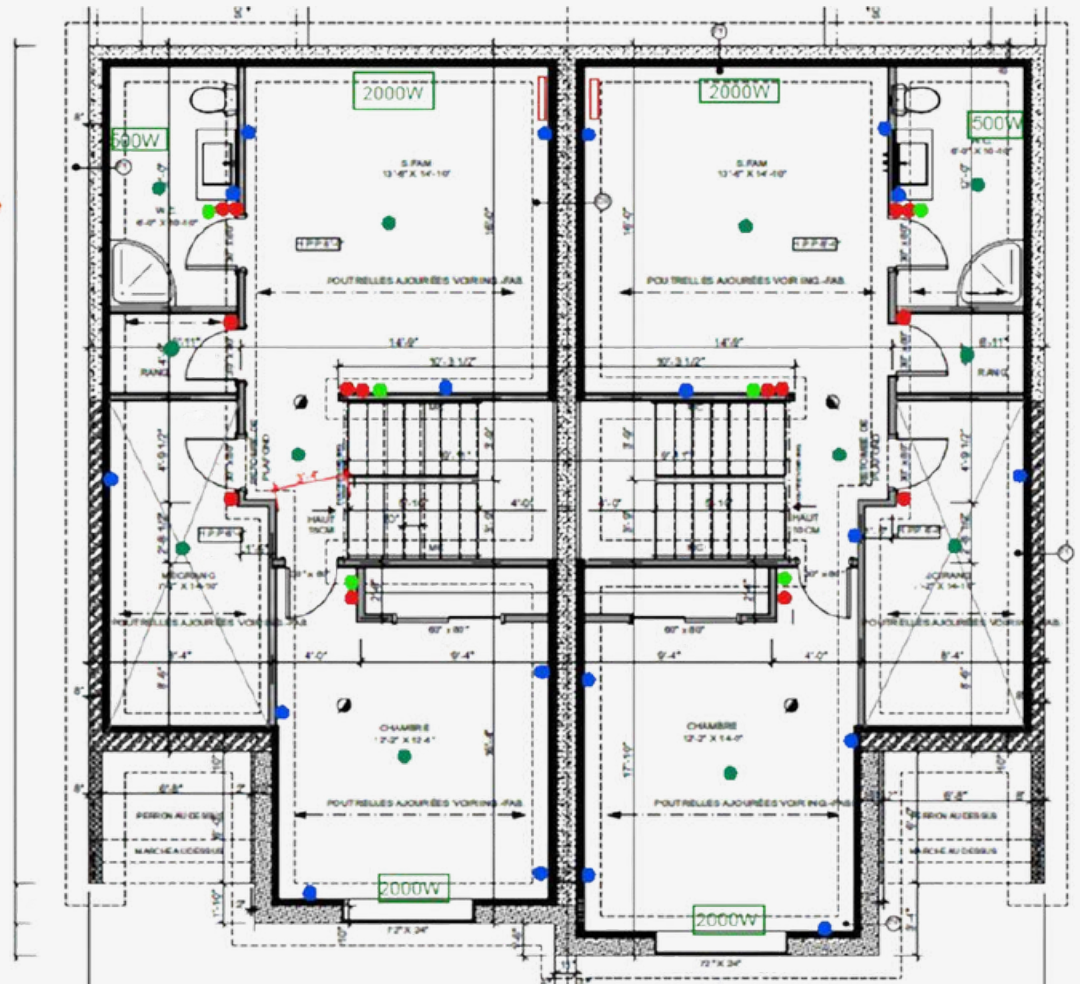
Unfinished Basement

- 240V Sécheuse/four ●
- Prise standard ●
- Prise dédiée ●
- Prise télévision ●
- Prise 20A ●
- Interrupteur ●
- Sortie d'éclairage ●
- Encastre ●
- Borne préfilage ●
- Thermostat ●
- Plinthe 2000W
- Panneau



Option - Finished Basement

- 240V Sécheuse/four ●
- Prise standard ●
- Prise dédiée ●
- Prise télévision ●
- Prise 20A ●
- Interrupteur ●
- Sortie d'éclairage ●
- Encastre ●
- Borne préfilage ●
- Thermostat ●
- Plinthe 2000W
- Panneau



ELECTRICITY - MODEL 1200

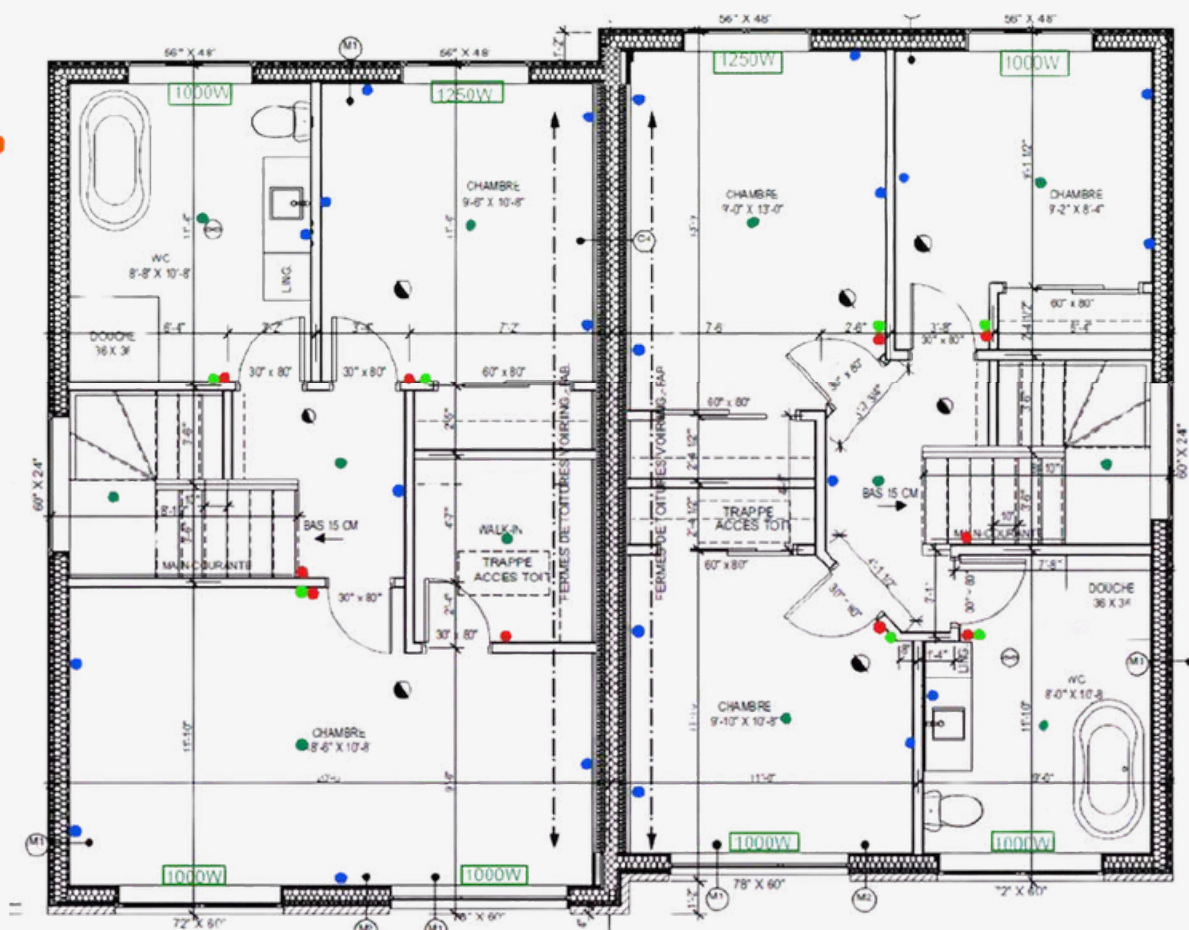
Ground floor

- 240V Sécheuse/four ●
- Prise standard ●
- Prise dédiée ●
- Prise télévision ●
- Prise 20A ●
- Interrupteur ●
- Sortie d'éclairage ●
- Encastré ●
- Borne préfilage ●
- Thermostat ●
- Plinthe [2000W]
- Convecteur [2000W]



Upstairs

- 240V Sécheuse/four ●
- Prise standard ●
- Prise dédiée ●
- Prise télévision ●
- Prise 20A ●
- Interrupteur ●
- Sortie d'éclairage ●
- Encastré ●
- Borne préfilage ●
- Thermostat ●
- Plinthe [2000W]
- Panneau []



ELECTRICITY - MODEL 1200

Unfinished Basement

240V Sécheuse/four ●

Prise standard ●

Prise dédiée ●

Prise télévision ●

Prise 20A ●

Interrupteur ●

Sortie d'éclairage ●

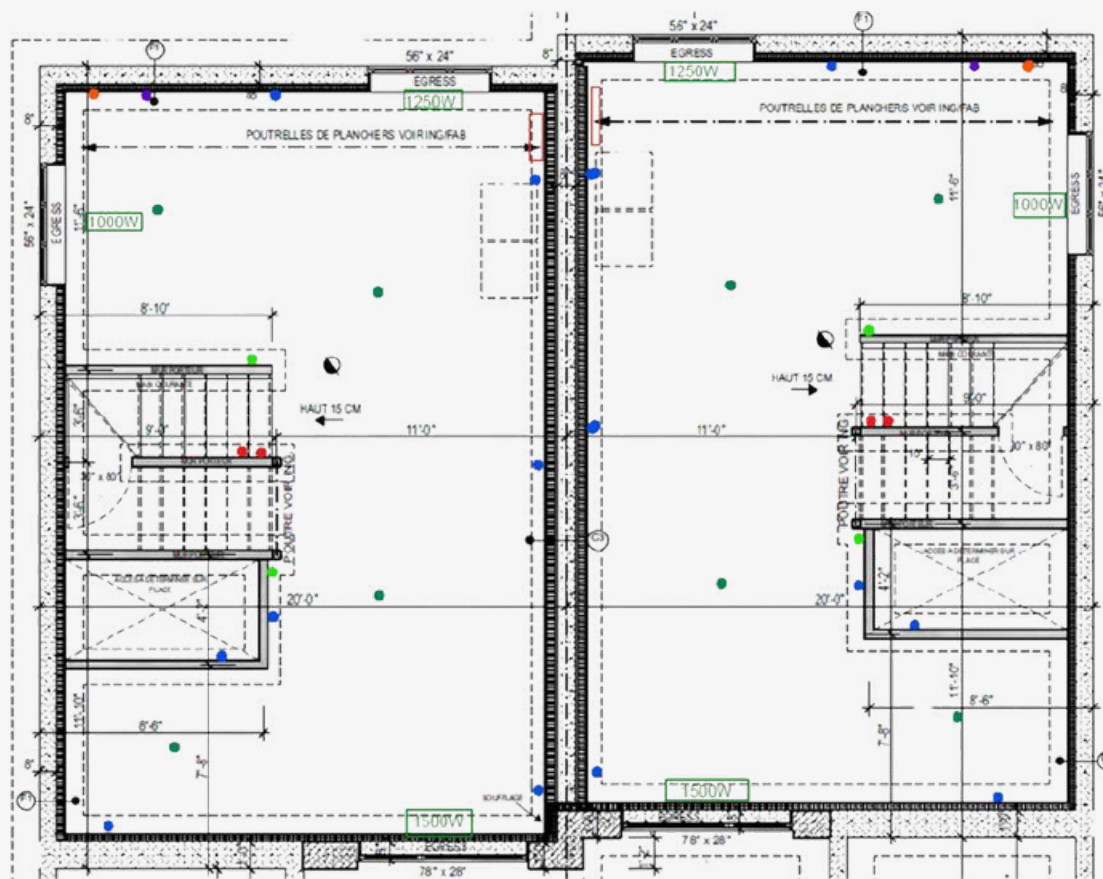
Encastre ●

Borne préfilage ●

Thermostat ●

Plinthe 2000W

Panneau



Option - Finished Basement

240V Sécheuse/four ●

Prise standard ●

Prise dédiée ●

Prise télévision ●

Prise 20A ●

Interrupteur ●

Sortie d'éclairage ●

Encastré ●

Borne préfilage ●

Thermostat ●

Plinthe 2000W

Panneau



LIST OF OPTIONS

Please find below the possible options that can be added to the base price of the selected unit. These choices must be made prior to signing the contract in order to determinate the final purchase price.

Category	Options	Prices	Choices (X)
Exterior	Gutters	2,500.00\$	
	Treated wood patio 8 x 8 on screw piles with metal railings	6,000.00\$	
	Treated wood patio 10 x 10 on screw piles, with metal railings	7,000.00\$	
	Treated wood patio 12 x 12 on screw piles, with metal railings	8,000.00\$	
Interior finishing	Basement finishing – Bedroom, Family Room & Bathroom	30,000.00\$	
	Wood staircase from main floor to basement – Model 1600	4,000.00\$	
	Wood staircase from powder room to basement – Model 1200	2,000.00\$	
	Wood staircase from main floor to second floor – Models 1200 and 1600	5,000.00\$	
	Glass railings	3,500.00\$	
	Hardwood flooring on both levels for 1,200 sq. ft.	5,000.00\$	
	Hardwood flooring on both levels for 1,600 sq. ft.	7,000.00\$	
	Shower niche	900.00\$	
	Basement window finishing with trim	250,00 \$/ch	
Air conditioning	18,000 BTU heating & cooling air conditioning unit – Vita de GREE model, including electrician fees	7,000.00\$	
Others	Cyclovac central vacuum – Model GS-125-650, including electrical outlet	1,800.00\$	
	Central vacuum piping with 3 outlets, including electrical outlet	1,000.00\$	
	Vacuum floor inlet	350.00\$	
	Side access door	3,500.00\$	

LIST OF OPTIONS

Category	Options	Prices	Choices (X)
Plumbing	Basement – Full Bathroom: shower, toilet, and vanity	9,500.00\$	
	Underground plumbing – basement bathroom	2,000.00\$	
	Shower 36 x 48 for 1,200 sq. ft. model	1,250.00\$	
	Black plumbing set	2,500.00\$	
	Elongated toilet – Gerber	350.00\$	
	Second upstairs bathroom sink – black: includes sink, faucet, and labor	1,500.00\$	
	Second upstairs bathroom sink – chrome: includes sink, faucet, and labor	1,200.00\$	
	Water line for refrigerator	750.00\$	
	Double undermount kitchen sink – Black LXGRD33EUM-DBK	450.00\$	
	Double undermount kitchen sink – Chrome MLUD771R	350.00\$	
	Single bowl drop-in kitchen sink – Black MAG61029-MBK-S	550.00\$	
	Single bowl drop-in kitchen sink – Chrome BSL2131-9-1	500.00\$	
	Single bowl undermount kitchen sink – Chrome ML3018-R20-S	500.00\$	
	Single bowl undermount kitchen sink – Black LXGRS30UM-DBK	600.00\$	
	Undermount bathroom sink K-20000	150.00\$	
	Wall-mounted shower head – Black	800.00\$	
	Wall-mounted shower head – Chrome	600.00\$	



LIST OF OPTIONS

Category	Options	Prices	Choices (X)
Electricity	Dimmer switch	150,00\$/ch	
	Additionnal switch	150.00\$	
	Additionnal lighting outlet	150.00\$	
	Additionnal electrical outlet	150.00\$	
	Low-voltage lighting transformer	150.00\$	
	Recessed cabinet light	200.00\$	
	Convectair	400.00\$	
	Wall-mounted TV outlet	200.00\$	
	Interior recessed lights	200.00\$/ch	
	Staircase lighting	200.00 \$/ch	
	Pre-wiring for additional 40A EV charging station	500.00\$	
	Additional dedicated circuit	200.00\$	
	Pre-wiring for 60A spa connection	750.00\$	
	Pre-wiring 120V 15A for sheds (50 ft.)	750.00\$	



OTHER INFORMATION TO KNOW - CLIENT



CONSTRUCTION SITE VISITS

- You are strictly prohibited from visiting the construction site alone during working hours or on weekends.
- A site visit with a Construction Mera representative is scheduled before the drywall installation to ensure everything is in compliance.
- A nother visit is also planned prior to handover to complete the completion document provided by the GCR.
- Sho uld you wish to schedule an additional visit, it must be done by appointment with a Construction Mera representative.





FINANCING

- The buyer has the option to obtain financing through the seller's financial institution to simplify the process.
- The seller will provide a construction location certificate, which must be accepted by the lending institution.
 - Otherwise, title insurance fees will be the responsibility of the buyer.
- Additionally, the seller does not accept any holdbacks with the notary. If title insurance is required, the costs will be borne by the buyer.

CLEANING

A thorough cleaning is scheduled before the house is delivered.

FOR MORE INFORMATION, PLEASE DO NOT
HESITATE TO CONTACT US.

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Signatures Construction Mera :

Signatures Acheteurs :

