

Alpine



Elevate your life.

Kanata Lakes' best kept secret: The ALPINE Design by Elevate Developments

Introducing luxury, custom homes in the heart of Kanata Lakes by Elevate Developments. Built with exceptional quality, and featuring spectacular high-end finishes.



CHRISTINE HAUSCHILD
REAL ESTATE TEAM



Who we are

At Elevate Developments we strive to be a boutique developer, providing our clients with superior value and achieving the highest levels of customer satisfaction. We bring unique and inspiring designs, drawing on experiences from all over the world to the market. Our homes are constructed using the finest quality materials and finishes, and we treat each one as if it were our own.

OUR FOUNDER

Samer Jazzar - GM

Samer is the Founder and General Manager of Elevate Developments. After almost 20 years of construction management experience overseas, he brought his passion for building high-end homes to our nation's capital. Samer holds TARION certification and oversees all aspects of the construction process: from permit procurement, to coordination with professionals, to the final finished home.



Greater Ottawa
Home Builders'
Association



Luxury without compromise.

This sophisticated Single Family Home features 4 Bedrooms, 5 Baths, wide-open living spaces on the Main Floor, high-quality flooring throughout, and a finished Basement. Elevate Developments uses only the finest finishes as the standard, with luxury at every touch point.

ALPINE

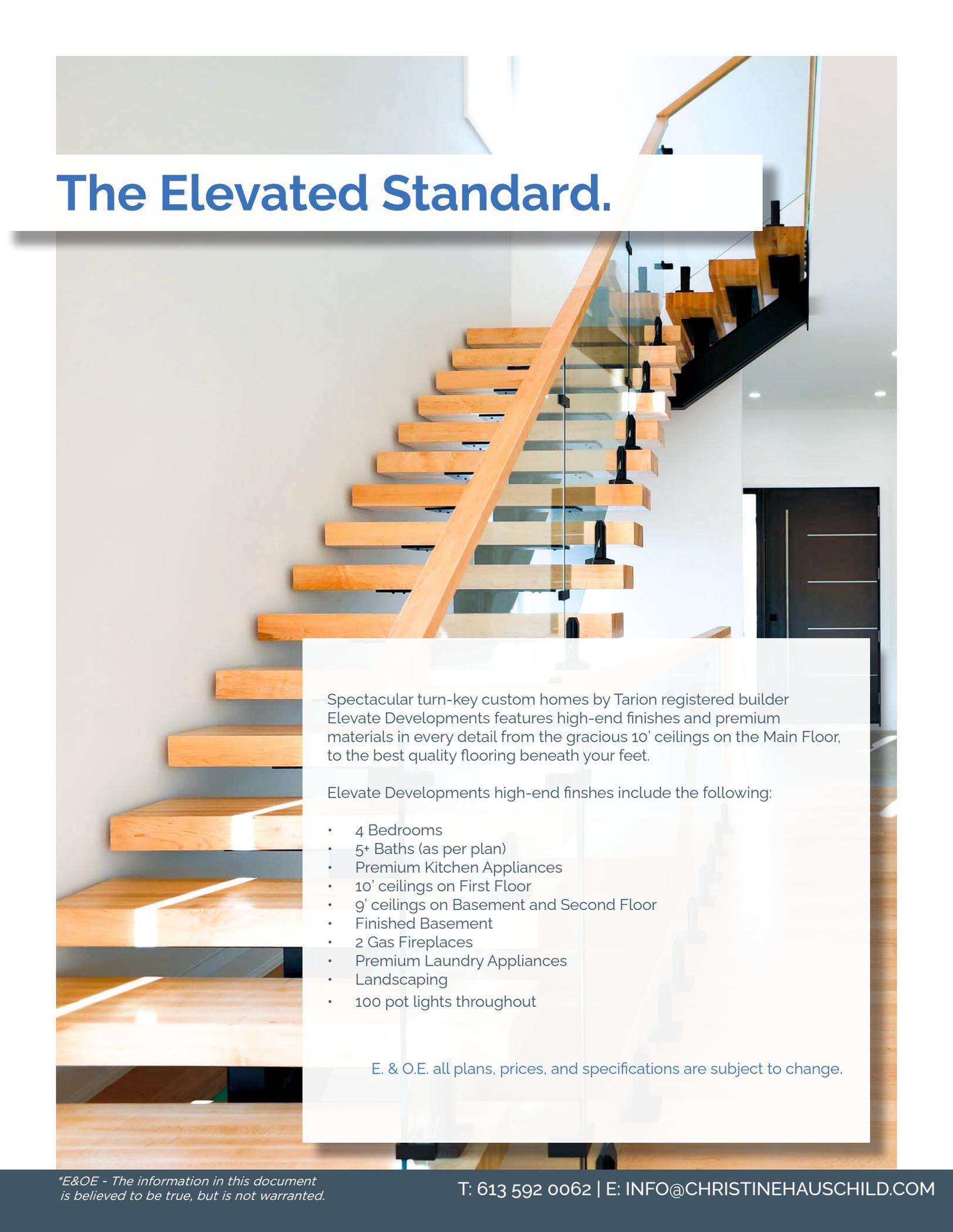


The entire Main Floor's grand 10' ceilings take the living space to new heights, especially in the sweeping view from the designer Kitchen, with its luxury appliances and fixtures, that looks out into the Dining Room and Family Room, lined with oversized windows and patio door.

The Master Bedroom incorporates a gracious balcony that overlooks the front of the property, bringing in even more light.

Elevate Developments chose to build the Alpine design in Kanata Lakes, where modern comfort mixes with a mature neighbourhood. Amenities in the area are easily walkable, with access to paths, schools, shopping, entertainment, and public transportation.

E. & O.E. all plans, prices, and specifications are subject to change.



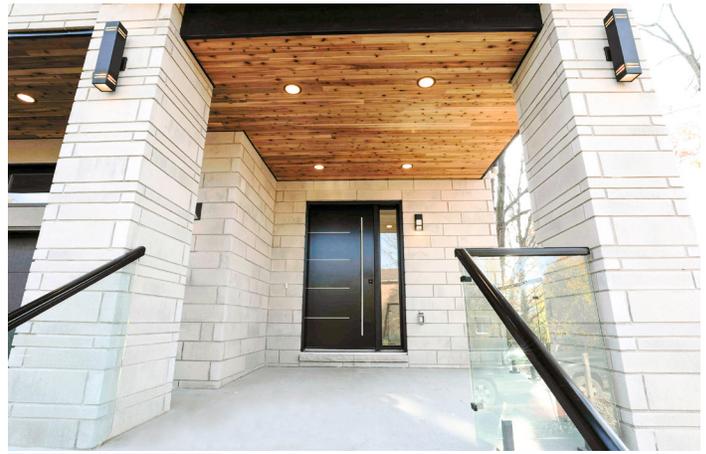
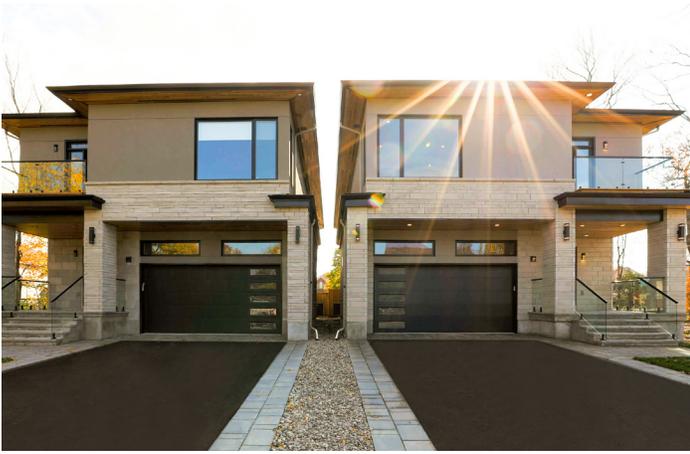
The Elevated Standard.

Spectacular turn-key custom homes by Tarion registered builder Elevate Developments features high-end finishes and premium materials in every detail from the gracious 10' ceilings on the Main Floor, to the best quality flooring beneath your feet.

Elevate Developments high-end finishes include the following:

- 4 Bedrooms
- 5+ Baths (as per plan)
- Premium Kitchen Appliances
- 10' ceilings on First Floor
- 9' ceilings on Basement and Second Floor
- Finished Basement
- 2 Gas Fireplaces
- Premium Laundry Appliances
- Landscaping
- 100 pot lights throughout

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Architectural photos are from Alpine design, but reflect architectural details that may be found in current model. Please note some photos have been virtually staged. E. & O.E. all plans, prices, and specifications are subject to change.

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Rarely does the opportunity come along to experience new construction in an enclave setting of custom homes deep in the heart of Kanata Lakes. Elevate Developments has put together a spectacular line up of two magnificent modern and leading edge designs that will appeal and elevate the streetscape of the mature neighbourhood and its surrounding parks, paths and the highly sought after schools.

Designed to balance light, beauty and comfort this home with its spectacular layout is sure to excite and appeal to many. The Alpine model with its beautiful Stucco and Stone façade includes additional exterior details like rich cedar soffits, a 2nd floor balcony with tempered glass rail, interlock walkway to the front door and a fully fenced back yard.

Enter this peaceful home and be instantly drawn to the high 10' ceilings on the main floor, stunning open concept layout and windows that will fill you with light and joy. One of the first incredible features you will notice is the architectural staircase with its steel stringer and wood tread staircase. It is an artistic statement all on its own!

You will also notice the 8' interior passage doors along with an elegant hardware package that sets the tone for the balance of the house.

The main floor offers wide plank white oak hardwood flooring and it effortlessly flows from room to room.

Off to the garage side you will find a handy mud room/powder room area and entrance to a convenient main floor den.

The open area at the back of the home offers much flexibility with its layout. The large open concept Kitchen is a chef's delight and includes stunning custom crafted cabinetry, elegant Calcutta Quartz counters including a waterfall island, premium appliances including a gas cooktop, built in ducted hood fan, refrigerator with water line, dishwasher and built in wall oven with integrated microwave oven.

The living and dining areas are flooded with light with the addition of some of the 100 LED standard pot lights that you will find throughout the home. The stunning linear gas fireplace is gracefully presented with floor to ceiling Quartz. Simply magnificent.

The staircase to the second floor offers a spectacular vision of glass rails with wood capping and is a fabulous statement on its own. At the top of the stairs is a gracious loft area, well sized for additional seating and comfort. 9' Ceilings are standard on this floor along with the 8' high passage doors.

At the front of the home are two sizeable bedrooms each with large closets and they share the enviable 'Jack and Jill' bathroom. Bedroom #4 also includes entrance to the beautiful front balcony. Bedroom #2 includes a large closet and its own ensuite bath w/shower. There is a convenient Laundry room at the top of the stairs and this room is truly a great utility area as it also offers a set of lower cabinets, quartz counters, sink and upper cabinets.

As you enter the magnificent Master suite at the back of the house you will notice the oversized windows and an overall spacious suite. A large walk-in closet complete with built in closet organizers and a stunning ensuite bath with high-end finishes will certainly excite the owner of this home.

The finished lower level with 9' ceilings includes luxury laminate or vinyl plank flooring, a gas fireplace with elegant tile surround and a full 3pce finished bath. Oversized windows provide lots of light.

The spacious backyard offers a wood deck/landing with stairs to the fully sodded back yard.

Imagine enjoying the appeal of a turn key home and back yard entertainment space in your fully enclosed yard complete with wood privacy fencing.

Your urban lifestyle awaits!

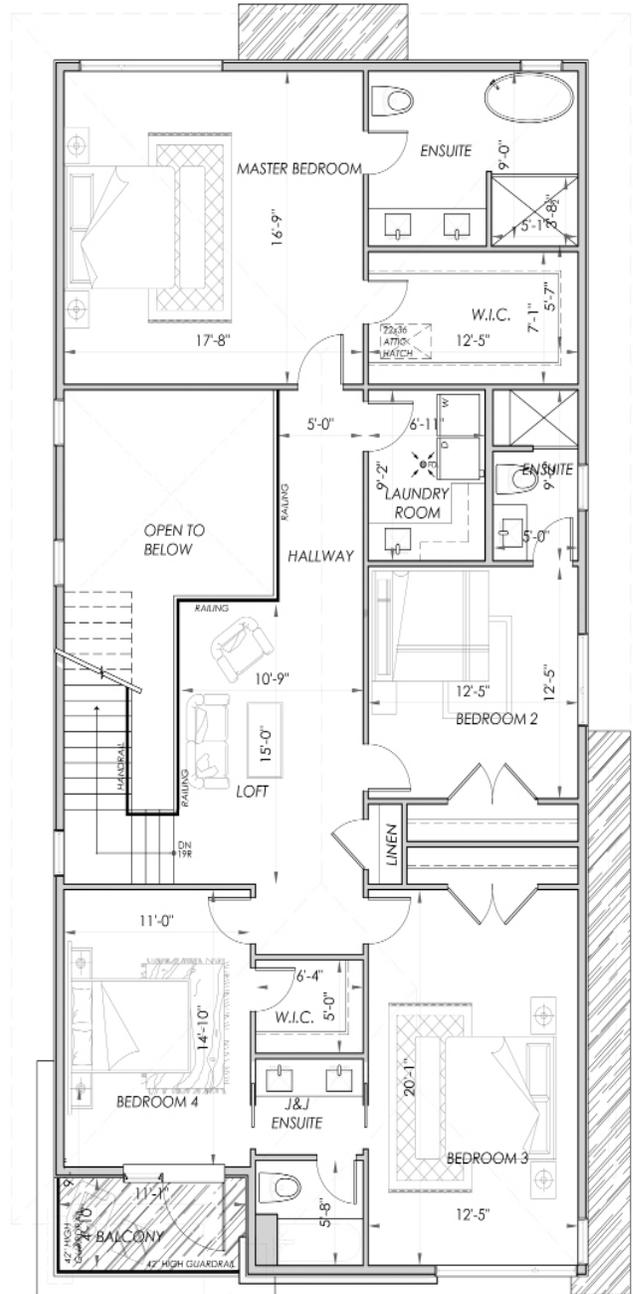
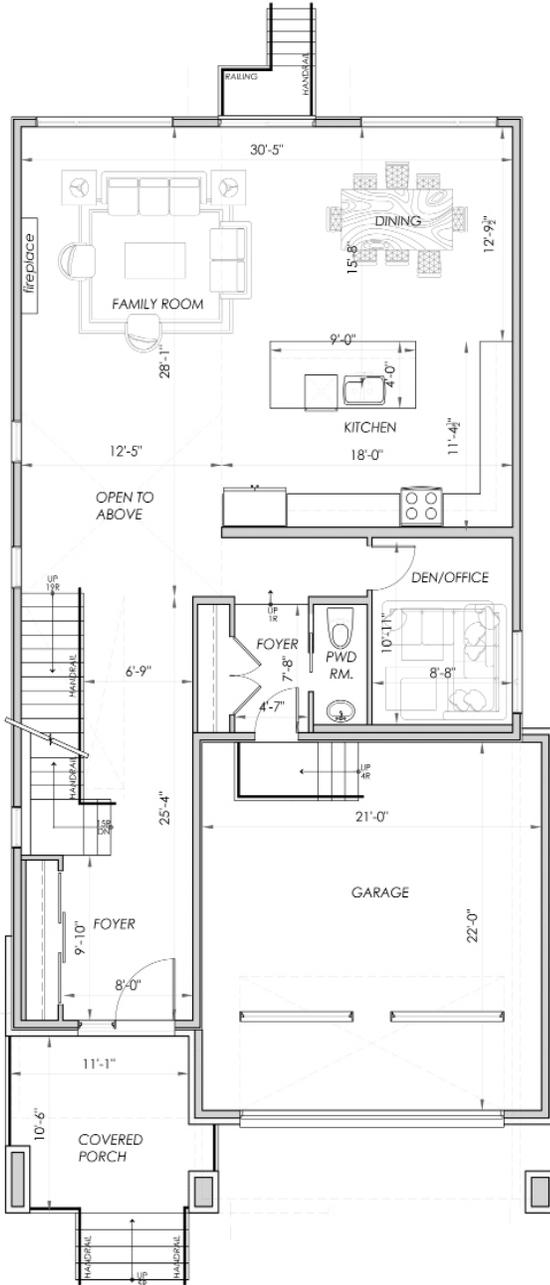
Call or email me today! I'm looking forward to hearing from you soon.

Christine

Christine Hauschild
Real Estate Agent
ROYAL LePAGE Team Realty
Christine Hauschild, Brokerage
613-592-0062 | info@christinehauschild.com

ALPINE

MAIN & SECOND FLOOR

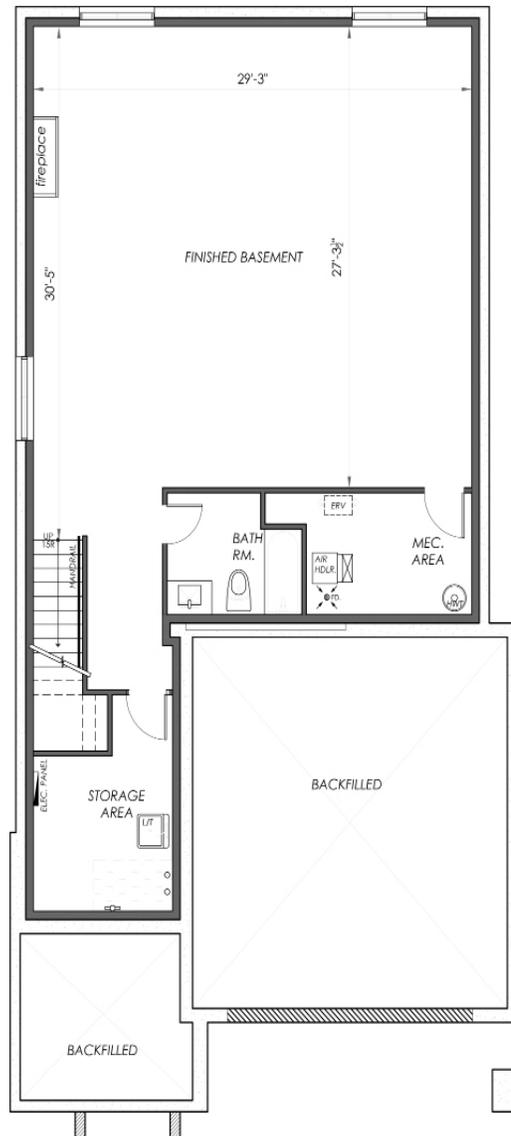


~3400 sq. ft. on first floor and second flr.

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ALPINE

FINISHED BASEMENT



~872 sq. ft. in finished lower level.

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STANDARD SPECS

The Elevated Standard

- 2 unique designs with alternate elevations providing contemporary layouts and open concept plans
- 4 bedrooms plus 5 or 6 bathrooms as per plan
- Finished basements with natural gas fireplace and full 3 pce bath
- 9' basements, 10' main floor, 9' 2nd floor ceilings
- Main floor Den
- 7 Premium appliances (Kitchen and Laundry)
- Approx. 100 LED pot lights
- Landscaped including rear fencing, deck and interlock at front walkway

Interior Finishes

- Choice of select grade Natural Maple OR Prefinished White Oak Engineered flooring on main and second floors
- Tiled entrance, laundry room, bathrooms
- Luxury plank laminate or vinyl flooring to finished basement area
- Open riser 3,5" White oak or Maple tread stair to the second floor with custom glass panels and wood handrail
- 2 natural gas fireplaces (linear style on main level with quartz cladding top to bottom), (36" gas in basement with tile surround) as per plan
- Smooth finish ceilings throughout
- Choice of interior hardware colour (black, chrome, brushed nickel, brass)
- Custom built closet organizers
- Low VOC paints



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STANDARD SPECS

Kitchen

- Cabinetry in choice of styles and colours from builders samples, professionally designed with large island (as per plan)
- Quartz water fall counters and back-splash from builder's samples
- Undermount stainless steel dual bowl kitchen sink
- Premium stainless steel appliances including gas cooktop, ducted range hood fan, refrigerator, dishwasher, built in wall oven and integrated microwave oven with trim kit



Plumbing, Baths and Laundry

- 5 or 6 bathrooms (as per plan)
- Cabinetry in choice of styles and colours from builder's samples
- Quartz countertops from builder's samples
- Water line to refrigerator
- Individual shut off valves to all plumbing fixtures
- Pressure balancing mixing valve in all showers
- Premium brand 'low-flow' shower and tub fixtures
- Premium high efficiency toilets
- Stainless laundry sink with quartz counter top in laundry room
- Upper and lower cabinets in laundry room
- Premium washer and dryer installed
- Cold water tap in garage and one at rear of home
- Rheem DVLN-2 tankless water heater system



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STANDARD SPECS

Lighting and Electrical

- 200 Amp electrical service
- Rough in for electric vehicle in garage (box with conduit)
- Recessed LED pot lights (approx. 100 as per plan)
- Elegant lighting package throughout
- Nest doorbell with camera (front door)

Heating, Ventilation and Air Conditioning

- Rheem Furnace with ECM motor 2 stage silent, 10 year parts and labour warranty
- Rheem 3 ton SEER Rheem Air Conditioner including coil, evaporator coil, new line set Quick disconnect box with a 10 year parts and labour warranty
- Lifebreath HRV, model 205max comes with a 5 year parts and labour warranty, and a lifetime warranty on the core
- Honeywell Home T6 Pro Smart Thermostat Multi-Stage 2 Heat/2 Cool
- General Aire Flow Through Humidifier
- Silent ventilation (bathroom fans, dryer and stove)
- Radon protection rough-in
- All main and secondary supply and exhaust ducts sealed 04
- Carbon Monoxide Detector
- Central vacuum system (cannister in garage)
- All gas lines installed including furnace, fireplaces, range, and BBQ

Full Roof Area

- Insulated Garage Door
- Custom cedar window wells
- Eavestrough



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STANDARD SPECS

Exteriors

- Architect designed exterior colour schemes
- Quality stone pillars and frontage
- Exterior stone (as per plan)
- Hardy board siding (as per plan)
- Natural cedar soffits (as per plan)
- Premium stucco exterior (as per plan)
- Tempered 1.2 mm glass on exterior rails
- Alpine Model Roofing- Landmark Lifetime decorative laminate shingle
- Nordic Model Roofing - Elastophene PS modified bitumen base membranes to full roof area
- Insulated Garage Door
- Custom cedar window wells
- Eavestrough



Landscaping

- Architecturally designed streetscape
- Fully sodded lawn at front, sides and rear
- Interlock patio stone walkway from each side of driveway to front porch
- Asphalt paved driveway
- Cedar fenced backyard with gate
- Pressure treated deck with stairs to grade

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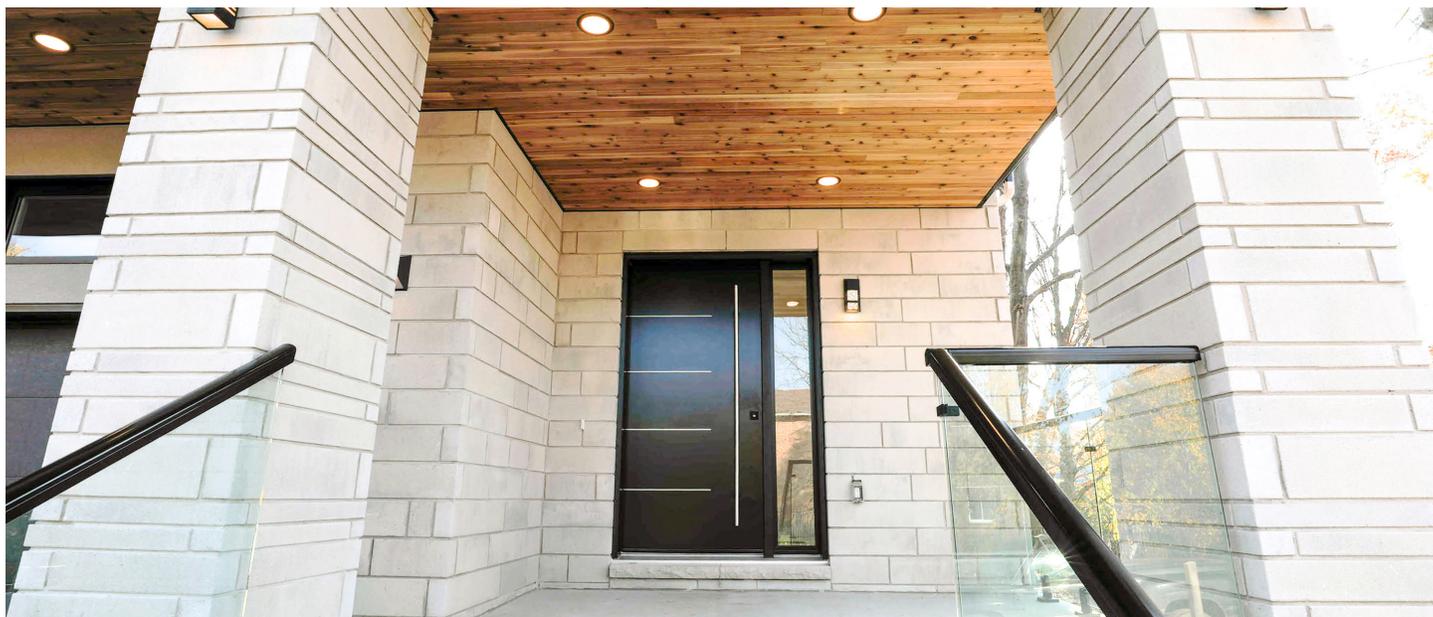
STANDARD SPECS

Energy Efficiency

- Basement wall 1.5 "2lbs closed cell spray foam insulation R10 + fiberglass (R20) total = R30
- Spray foam 2lbs closed cell spray foam all joist cavities/rim joist in basement and on main floor
- A combination of XPS foam board and closed cell spray foam above garage ceiling to create a heated drop with a total insulation value of R31.
- R22 fiberglass batt in all exterior stud cavities of main house and garage.
- 6 mil polyethylene sheeting caulked and taped over exterior walls and ceiling to create continuous air and vapour barrier.
- Install 22 inches (R60) blown cellulose over attic floor. (Alpine model only)
- PVC double glazed factory sealed Low-E argon casement windows throughout
- Weather sealed large sliding basement windows
- Tankless high efficiency natural gas hot water heater and drain water heat recovery system
- Insulated basement slab

Warranty

- Home enrolled in Ontario New Home Warranty Program (Tarion)
- Disclaimer: Plans, pricing, specifications and materials are subject to availability, substitution & modification without notice and at the developer's discretion. Note that driveway locations are subject to change upon city approvals. E.& O.E. January 28, 2021

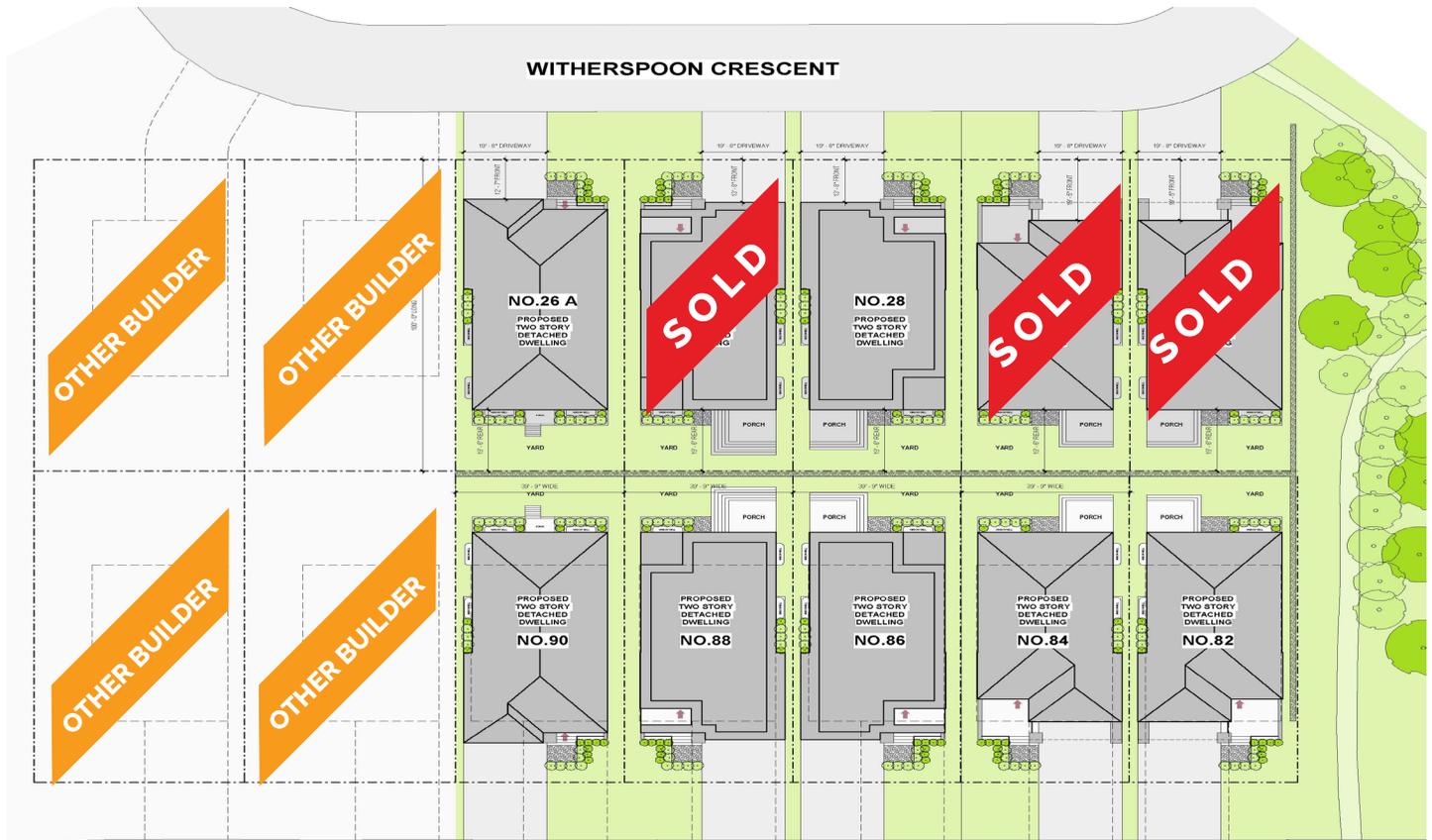


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SITE PLAN



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LIVING IN KANATA LAKES

Kanata Lakes was designed as a master planned community unlike any other in the Ottawa area. From day one it was designed for families in mind. It is a place where you can truly live, work and play. The attraction for this unique neighbourhood was very clear from the beginning with the larger, more mature lots surrounded by much greenspace. It is a place where families can play and children can flourish. When designing the community there was a desire to create a space where you could build your dream home, ensure that top rated schools were close by and that there was a perfect mix and blend of shopping, transportation and green space. Kanata Lakes is a community love for its maturity and the incredible beauty of the streets and people.



Kanata Lakes Beaver Pond

What is nearby?

SCHOOLS

Elementary School Catholic Saint Remi
Saint Gabriel School
Earl of March Secondary School
Holy Trinity Catholic High School
Stephen Leacock Public School

ENTERTAINMENT

Canadian Tire Centre
Landmark Cinemas Kanata
Bells Sensplex

RECREATION

Kanata Golf & Country Club
Thunderbird Sports Centre
The Marshes Golf Club
Kanata Recreation Complex

COMMUNITY

March Highlands Conservation Forest
Ottawa Public Library - Kanata
Ottawa Public Library - Beaverbrook
Wooded Trails throughout

SHOPPING

Farm Boy
Costco
Loblaws
Farm Boy
Tanger Outlets

BUSINESS

Glen Cairn Kanata South Business Park
Kanata North High Tech Area