

# Nordic



## Elevate your life.

### Kanata Lakes' best kept secret: The NORDIC 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, 6 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.

## NORDIC



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 Second Floor incorporates two gracious balconies, one at the front and one at the back, that overlook the property, bringing in even more light.

Elevate Developments chose to build the Nordic 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.

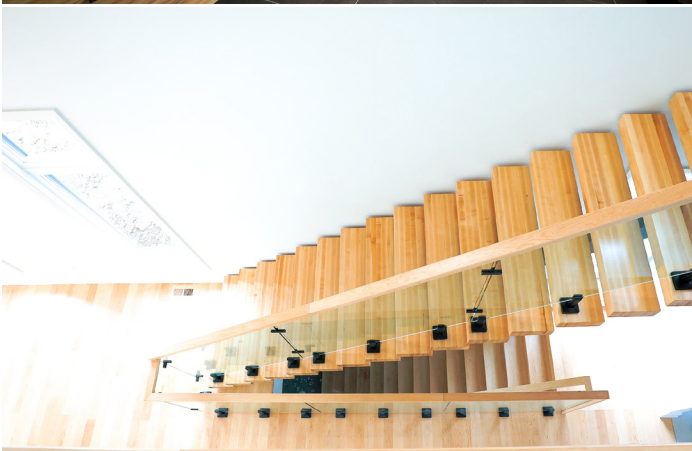
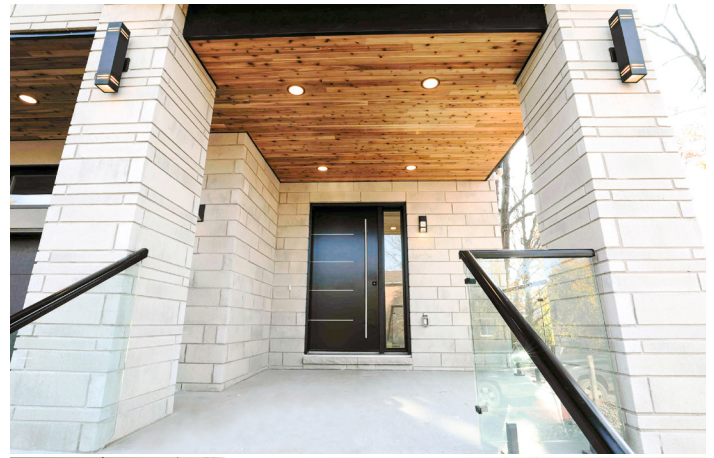
Spectacular turn-key custom homes by Taron registered builder Elevate Developments features high-end finishes and premium materials in every detail from the gracious 10' ceilings on the Main Floor, to the best quality flooring beneath your feet.

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 Nordic design, with its beautiful Stucco and Stone façade, includes additional exterior details like rich cedar soffits, two 2nd floor balconies 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. The flow of the main floor of this home is beautifully unique and offers flexible living space while understanding how design and function should ideally embrace. As you walk thru you will find an open concept plan that showcases the Dining, 2 story sitting area, Living room and Kitchen in one exceptional area.

One of the 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 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.

The second floor of this home is completely unique with its standard 9' ceilings and 8' high passage doors, and offers 4 spacious Bedrooms along with 4 Ensuite baths. Brilliant! As you enter the magnificent Master suite at the front of the house you will notice the oversized windows and an overall spacious suite. Two large walk-in closets complete with built in closet organizers and a stunning ensuite bath with high-end finishes will certainly delight the owner of this home. You will also find an outstanding Master suite with stunning balcony at the front and a 2nd balcony at the back off of Bedroom #3. 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.

The finished lower level with 9' ceilings includes luxury laminate or vinyl plank flooring, a gas fireplace with elegant tile surround and a full 3pc 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 am looking forward to hearing from you soon.

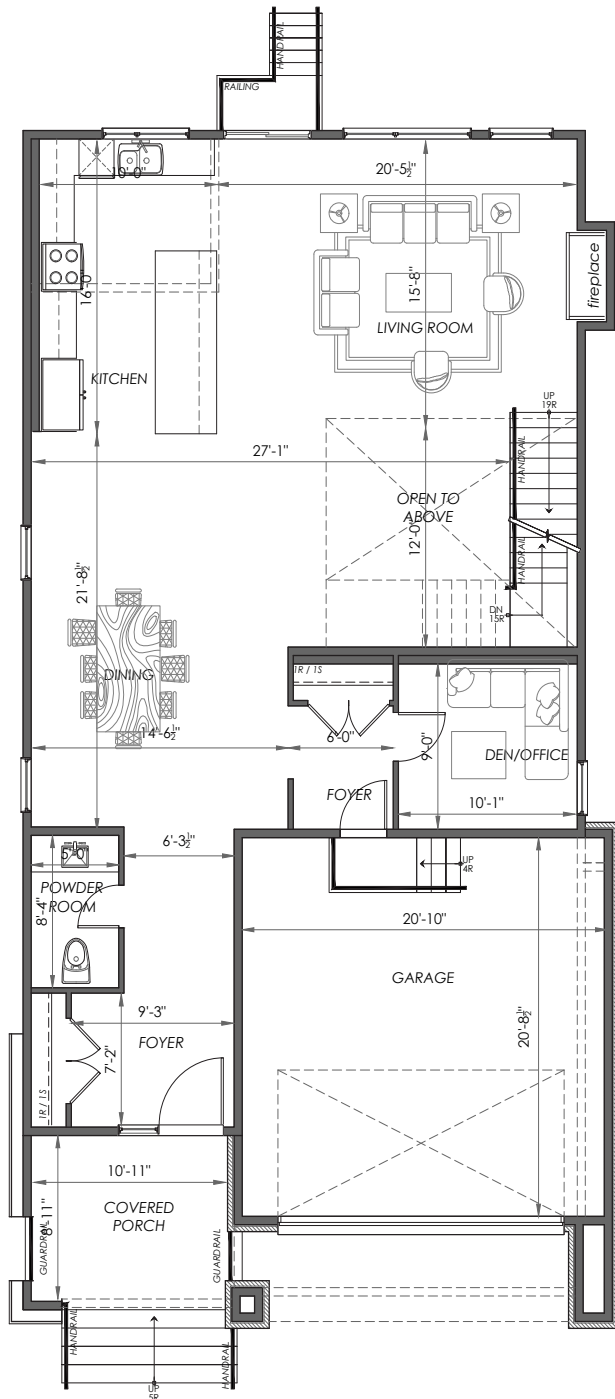
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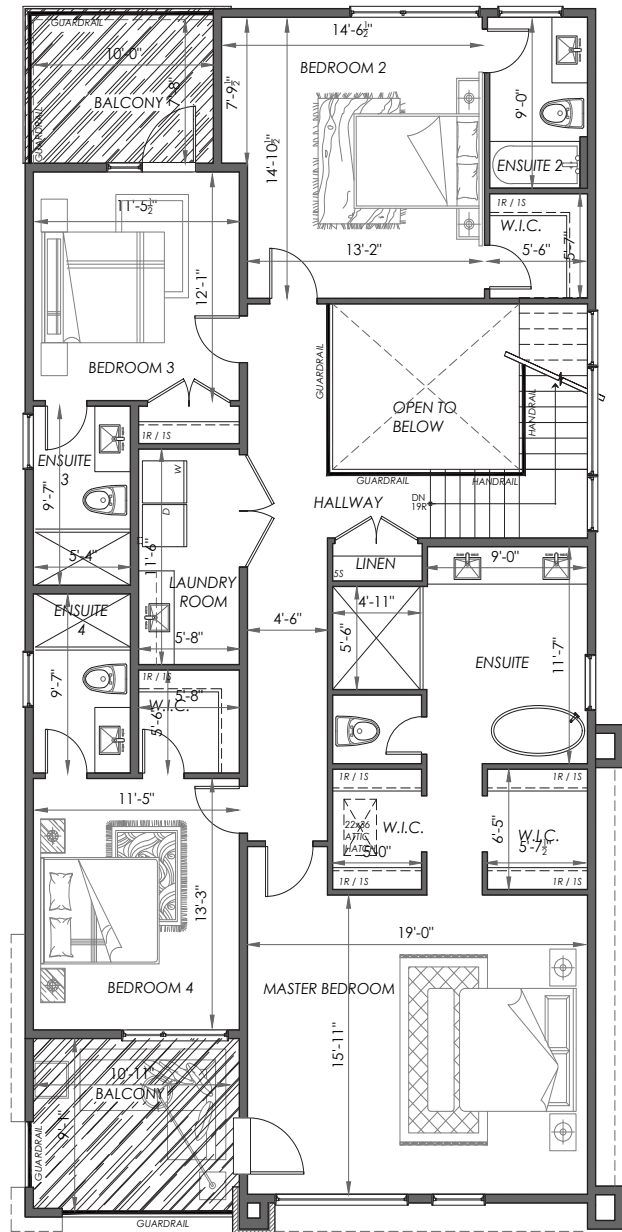


# NORDIC

## MAIN & SECOND FLOOR



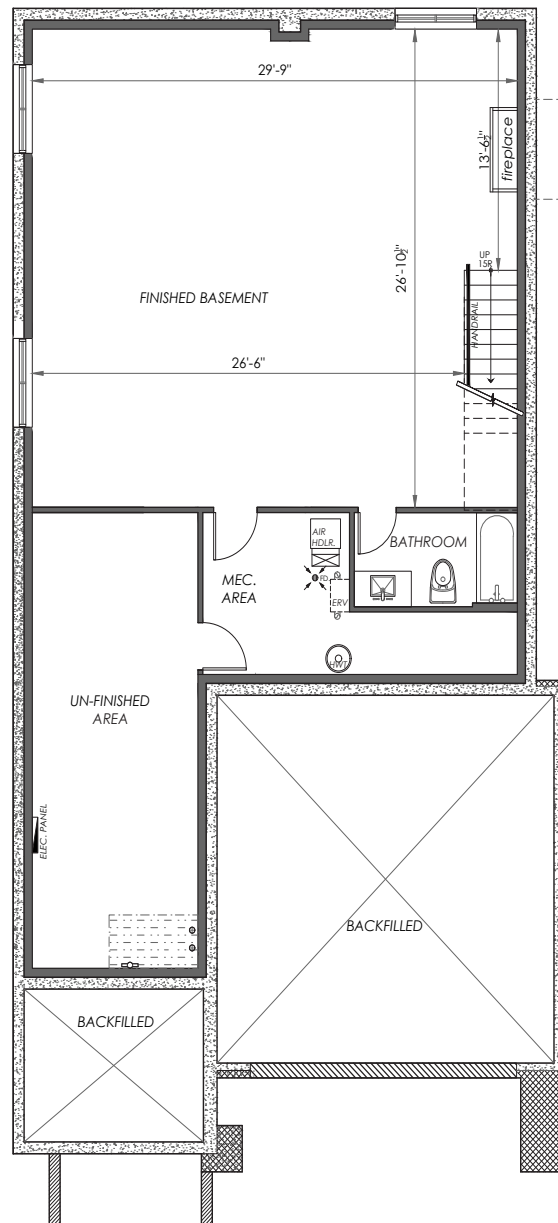
~3300 sq. ft. on first floor and ~3200 on second flr.



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# NORDIC

## FINISHED BASEMENT



~830 sq. ft. in finished lower level.

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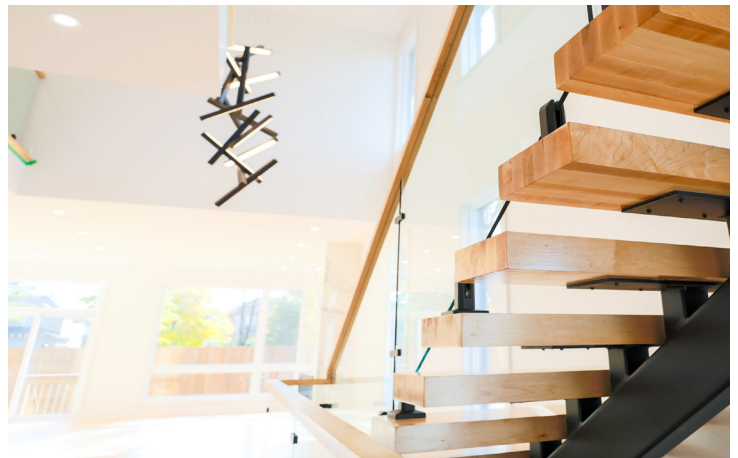
# STANDARD SPECS

## 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 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, with 10 years parts and labour warranty
- Rheem 3 ton 13 Rheem Air Conditioner including condenser coil, new liet set Quick disconnect box, comes with a 10 year parts and labour warranty
- Lifebreath HRV model 205max, comes with 5 year parts and labour warranty, and lifetime warranty on the core
- Honeywell Home T6 Pro Smart Thermostat Multi-Stage 2 Heat/2 Cool
- General Air flow through humidifier
- Silent ventilation (bathroom fans, dryer and stove)
- gas lines to stove, fireplaces, dryer & future BBQ
- Radon protection rough-in
- All main and secondary supply and exhaust ducts sealed 04
- Carbon Monoxide Detector
- Central vacuum system (cannister in garage)

## 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





# 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