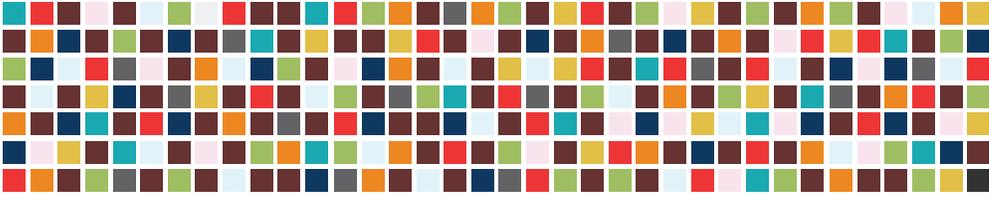


877 B ALPINE AVENUE, OTTAWA, ON K2B 5R7

built





STARTING AT
\$639,900.00

Lot size 25' x 100'
2 Storey with bonus loft and/or finished basement apartment 2000+ Sq.Ft.

NATURE AT YOUR DOORSTEP.

Affordable luxury. Quality homes that will provide carefree living for years to come. Attention to detail and design have come together to bring you these beautiful 2000+ square foot homes with three and four bedrooms. Natural light, beauty, and quality materials are abundant throughout. The optional basement suite provides optimal space for your extended family, or additional revenue for that investment property you've dreamed of.

GREEN FEATURES

- ENERGY STAR®- Qualified Windows
- Increased Insulation
- Low Emitting Materials
- Low Flow Faucets
- Low Flow Shower
- Low Flush Toilets
- Efficient Lighting
- HRV and Improved Air Circulation (Heat Recovery Ventilation) (upgrade)

FOUNDATION & FRAMING

- Poured concrete basement walls with steel reinforcing top and bottom of wall
- Drainage layer system to exterior foundation walls
- Perimeter drainage system connected to city storm sewer
- Concrete basement floor with troweled finish
- Engineered roof trusses with roof sheathing and floor joists as per plan
- Tongue and groove sub floor sheathing, nailed, sanded and screwed down
- Exterior wall 2"x6" studs at 16" centre
- Interior walls 2"x4" or 2"x6" studs as per plan

Party wall (between dwellings, all levels except basement) two separate 2"x4" staggered studs at 16" centers with sound deadening insulation and two layers of fire-resistant gypsum board on both sides of each wall, and 1" separation space; party walls at basement level to be 8" poured concrete

Basement exterior walls framed with 2"x4" studs at 24" centers, to accommodate Batt. Insulation/V.B. as per O.B.C.

EXTERIOR FEATURES

- Horizontal textured fibre cement siding / EIFS (stucco)
- Front stone façade
- Natural cedar accents and soffits
- Energy Star Insulated lowE double glazed maintenance free windows with operators as per plan

INTERIOR FEATURES

- Ceiling Height of 9' main 8' 2nd with smooth finishes on finished ceilings
- Modern Euro-style kitchen cabinets quartz counters
- Tile backsplash from countertop to underside of range hood
- Wall mounted vanities with ceramic single sink / counter top in full bathrooms, and powder rooms
- Single lever faucet on all vanities
- Ceramic wall tiles around all bathtubs (Choice of standard colors)
- Modern flat panel doors with low profile trim
- Modern low profile baseboards
- Low profile trim around window
- Tall windows with floor to ceiling effect
- Modern light fixtures and included LED pot lights

FLOOR FINISHES

- Hardwood floors throughout most Living Areas* (carpet in basement, 3rd floor loft and stair to loft)
- Hardwood tread stairs, and handrail wall mounted
- Ceramic tile at front door entrance, bathrooms, powder room, and laundry (choice from standards)
- Basement floor finishing may vary depending on desired layout

PLUMBING FIXTURES

- Double stainless steel sink in kitchen
- Rough-in for dishwasher in kitchen
- All white bathroom fixtures
- 6L flush toilets
- Acrylic soaker tubs or tile shower base.
- Glass shower with glass wall over looking tub
- 1 exterior frost-free lawn service faucet per unit

ELECTRICAL SYSTEM

- 100 amp main breaker panel
- Sub panel for basement suit
- Hardwired Smoke and or CO2 detectors in bedroom and on all floors interconnected
- Cat 5 home telephone, and RJ6 cable, (2 supplied per home)

HVAC

- High efficiency forced-air gas heating system
- HRV (Heat Recovery Ventilator)

LANDSCAPING

- Asphalt paved driveway
- Interlock stair and landing at main entry
- Wood Landing and stairs at back entrance
- Sodded front and side yards
- Interlock patio in front
- Retaining wall on North and South side elevations

NEARBY AMENITIES

- » Steps to Elmhurst and Frank Ryan Parks
- » The property is surrounded on 3 sides by protected forest parkland
- » Walking distance to new Lincoln Fields LRT station, Confederation West line
- » Walking distance to multi use pathway
- » Easy access to 417
- » Varied school choice within walking distance: public, faith based and private
- » 1 km to Woodroffe high school
- » Very strong community association



RECREATION & NATURE

The location of this property has unique access to opportunities for outdoor recreation. Frank Ryan Park and Elmhurst woods include nature trails, baseball diamonds, tennis courts, wading pool and winter skating. Pinecrest Creek pathway runs through the whole neighbourhood providing access to an even greater network of pathways; perfect for running, cycling and much more. A short walk or drive brings you to Britannia Beach and Yacht club and the Ottawa River Pathway bike path connecting you to the river and downtown Ottawa.

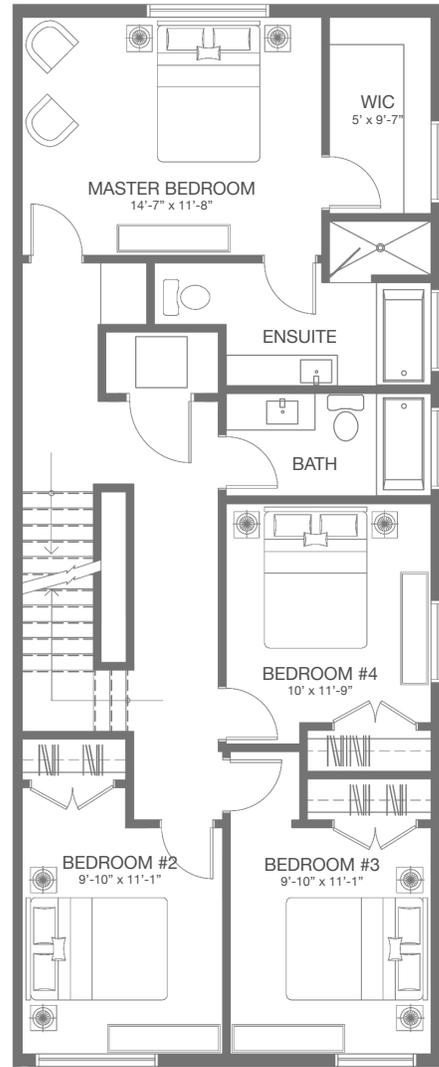
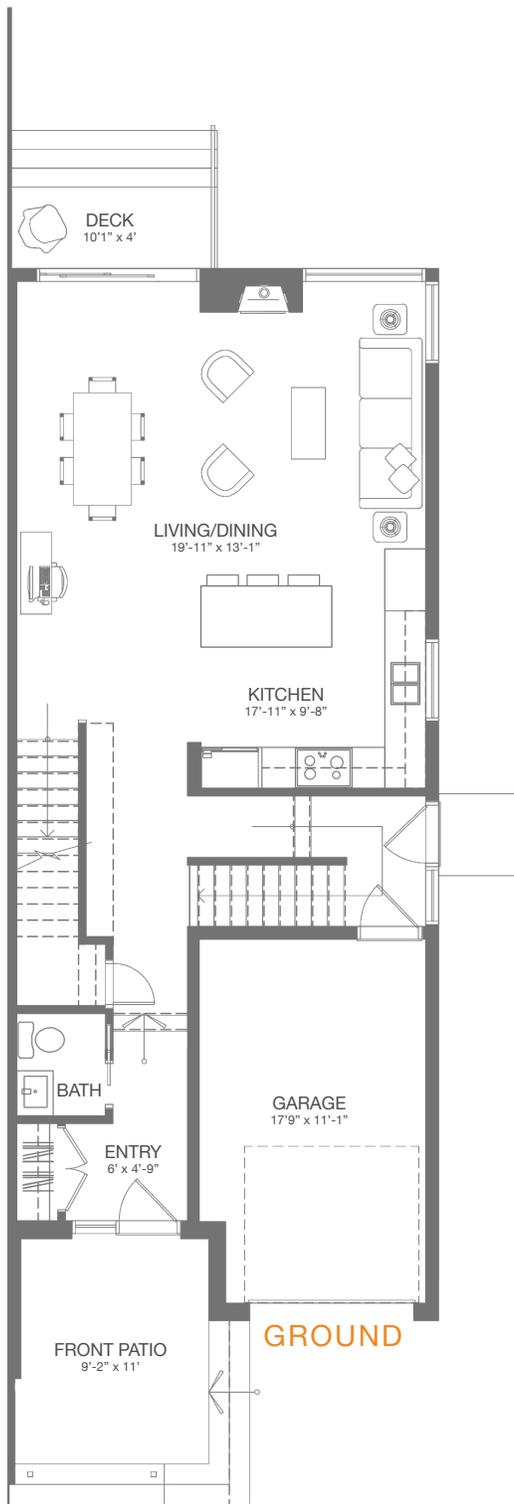


SHOPPING

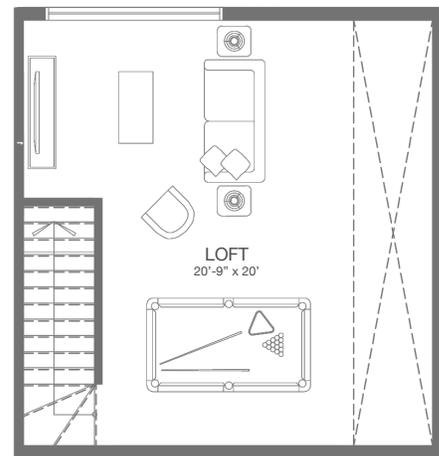
The location of Queensway Terrace North is a shopper's haven due to the countless shopping facilities in the surrounding area. These include Lincoln Fields Shopping Center, Bayshore Shopping Center and Carlingwood Shopping Centre. Stores such as Chapters, Michael's, Sears and IKEA can also be found just across the Queensway.

built
Urban Infill Development

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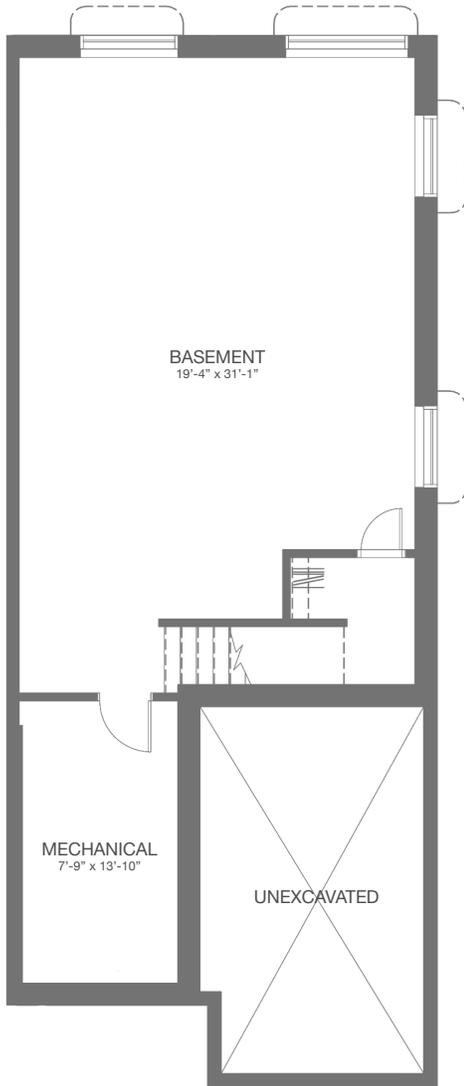


2ND FLOOR

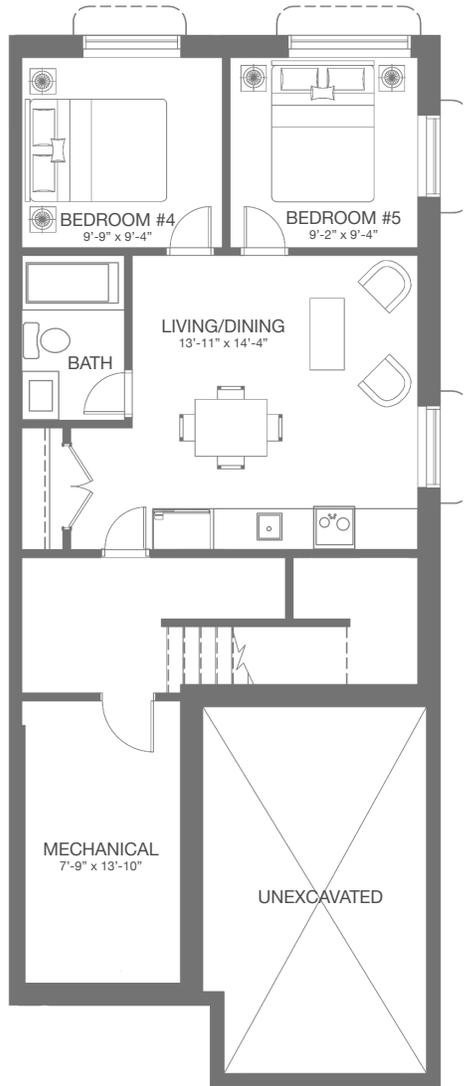


3RD FLOOR





STANDARD BASEMENT



OPTIONAL BASEMENT

