



LA PINSONNIÈRE

PRESENTATION DOCUMENT



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THE PROJECT

The mere mention of this famous establishment evokes many memories of a prestigious location and an exceptional place, one of Quebec's most prestigious hotels, part of the prestigious Relais & Châteaux club. Enjoy the finest view of the majestic St. Lawrence River in one of our La Pinsonnière units.

Be one of the first to enjoy it!



INSPIRATION

The new concept features a warm, cozy atmosphere that inspires relaxation.

We'll rediscover the essence of La Pinsonnière in a reinvented style!

Inspired by the history of La Malbaie and Charlevoix, the region's past and present come together, taking advantage of the splendid view of the St. Lawrence River.



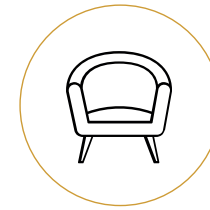
- Timeless
- Warm
- Convivial
- Welcoming
- Bright



INTERIOR PICTURES - INN

This dual-purpose real estate project comprises 20 condo units for short-term rental (2 nights or more) and 40 condominium units in sizes 4½ or 5½ for owner-occupiers or investors.

Services at the Inn



Lounge



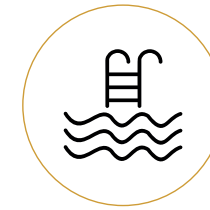
Vending machines



Conference rooms



Catering service



Outdoor pool



Outdoor spa





LA PINSONNIÈRE

UNIT
4^{1/2}

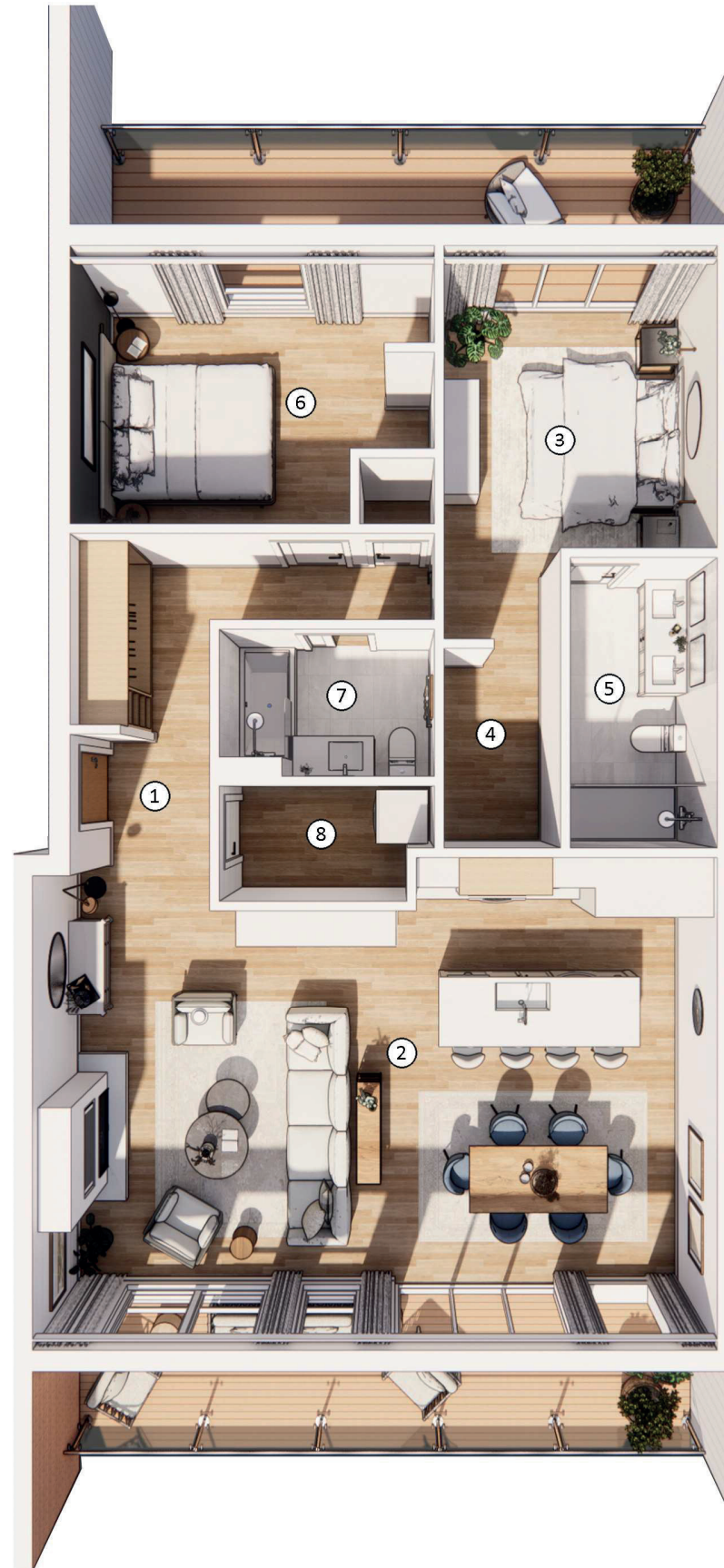
Units 101 and 102
In progress

1 ROOM

SURFACE AREA
1385 FT²

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4^{1/2} PLANS



ROOM DESCRIPTIONS (in progress)

1. Entrance: 6'0" x 14'0"
2. Living area: 27'4" x 17'7"
3. Primary bedroom: 10'11" x 12'1"
4. Walk-in closet: 4'8" x 8'0"
5. Bathroom suite: 5'11" x 11'7"
6. Bedroom #2: 12'6" x 11'2"
7. Bathroom: 8'7" x 5'10"
8. Laundry room: 4'7" x 8'2"

The information provided is for guidance only.

4^{1/2} UNITS

KITCHEN, LIVING ROOM, BATHROOM, AND BEDROOM





LA PINSONNIÈRE

UNIT
5^{1/2}

2 OR 3
BEDROOMS

SURFACE AREA
1520 FT²
OR
1547 FT²

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5^{1/2} PLANS



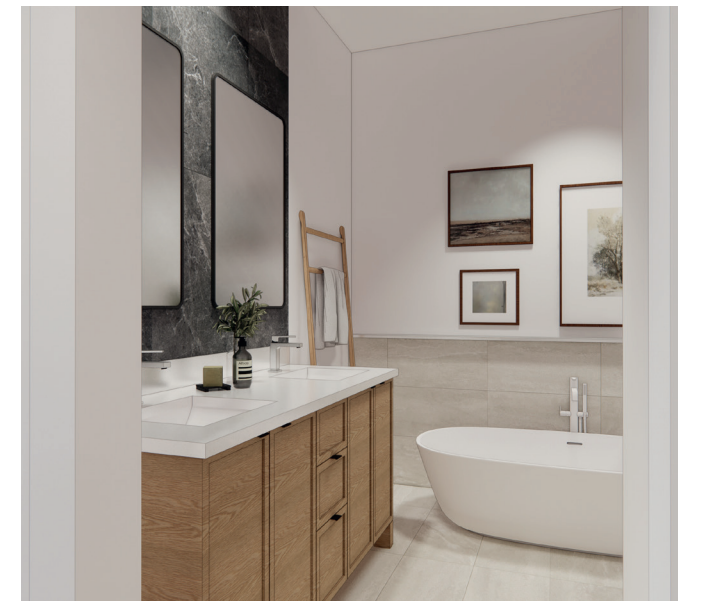
ROOM DESCRIPTIONS

1. Entrance: 7'6" x 12'3"
2. Living area: 30'5" x 20'4"
3. Primary bedroom: 11'2" x 15'9"
4. Bathroom suite: 8'10" x 11'0"
5. Walk-in closet: 8'-10" x 4'4"
6. Bedroom: #2 9'8" x 15'11"
7. Bedroom: #3 12'0" x 13'3"
8. Bathroom: 8'2" x 6'7"
9. Laundry room: 10'0" x 4'6"

The information provided is for guidance only.

5^{1/2} UNITS

KITCHEN, LIVING ROOM, BATHROOM, AND BEDROOM



TECHNICAL SPECIFICATIONS

4-STORY BUILDING WITH 16 UNITS

SITE SPECIFICATIONS

- Panoramic view of the St. Lawrence River
- Close to Murray Bay and Manoir Richelieu golf course
- 15 minutes from Mont Grand-fonds ski resort
- Near Jardins Cap à l'Aigle, the marina, and Les Sources Joyeuses outdoor center
- Hiking and biking trails nearby

BUILDING SPECIFICATIONS

- 4-story building with 16 and 24 units
- 4½ and 5½ units
- Available in 2025
- 1 elevator per 8 units
- Outdoor storage (optional)
- Fibro-cement and stone exterior wall cladding
- Fire-retardant party walls with double partitions
- Fiberglass-covered exterior balconies, glass railing
- Outdoor visitor parking
- Windows in black PVC exterior and white PVC interior, low-E argon glass

UNIT SPECIFICATIONS

- Ceilings approximately 8'6" from floor to ceiling
- Large patio doors for living rooms and some bedrooms
- Water heater in units, 40- or 60-gallon depending on unit

SOUNDPROOFING

- Party walls between units with 3½ inch double wood partitions, consisting of 5 sheets of drywall with rock fibre mats and plywood panel
- Soundproof floors composed of Roxul-type wool insulation, ½" Sonopan, and 2 layers of drywall on a resilient base
- Insulation under plumbing pipes in low ceilings

ELECTROMECHANICS

- Electric heating with thermostats
- Roughing-in the plumbing for the dishwasher
- TV and telephone cable pre-wiring, 3 outlets per unit (4½) 5 outlets (5½)
- Lighting outlets for dining room, kitchen, bathroom, and entrance
- Kitchen ventilation hoods included
- Air exchanger in each unit

TECHNICAL SPECIFICATIONS

INTERIOR FINISH

- Torlys wood floors with membrane
- Contemporary painted bedroom doors
- Painted jointed pine or PVC baseboards and frames
- Ceramic floor and wall tiles in bathrooms and powder rooms
- Solid laminate countertops in kitchen, bathrooms, and powder rooms
- White acrylic latex paint finish, one undercoat and two coats on drywall without cutting
- Gas fireplace with laminate cladding and shelf and low wooden wall

KITCHEN SPECIFICATIONS

- Melamine and laminate kitchen cabinets
- Solid laminate countertops
- Undermount single-bowl stainless steel sink
- Single-hole faucet with two-jet hand shower

BATHROOM / POWDER ROOM SPECIFICATIONS

- Solid laminate bathroom vanity, solid laminate countertop
- Undermount porcelain countertop sink
- Single-lever sink faucet
- Acrylic shower and tempered glass door with chrome frame
- Shower set with round sliding bar and hand shower
- Thermoplastic shower valve finished in chrome

- Acrylic freestanding bath (5½) with integrated skirt
- One-piece toilet with low-water consumption damper

MORE INFORMATION

- Rental management available (exclusive contract)
- Monthly management fees to be determined
- Notary fees not included
- Furniture credit of \$20,000 for the 4½ unit and \$24,000 for the 5½ unit at Meubles & Nous in Beauport
- Accessories (list and prices on request)
- Additional colors (available at extra cost)

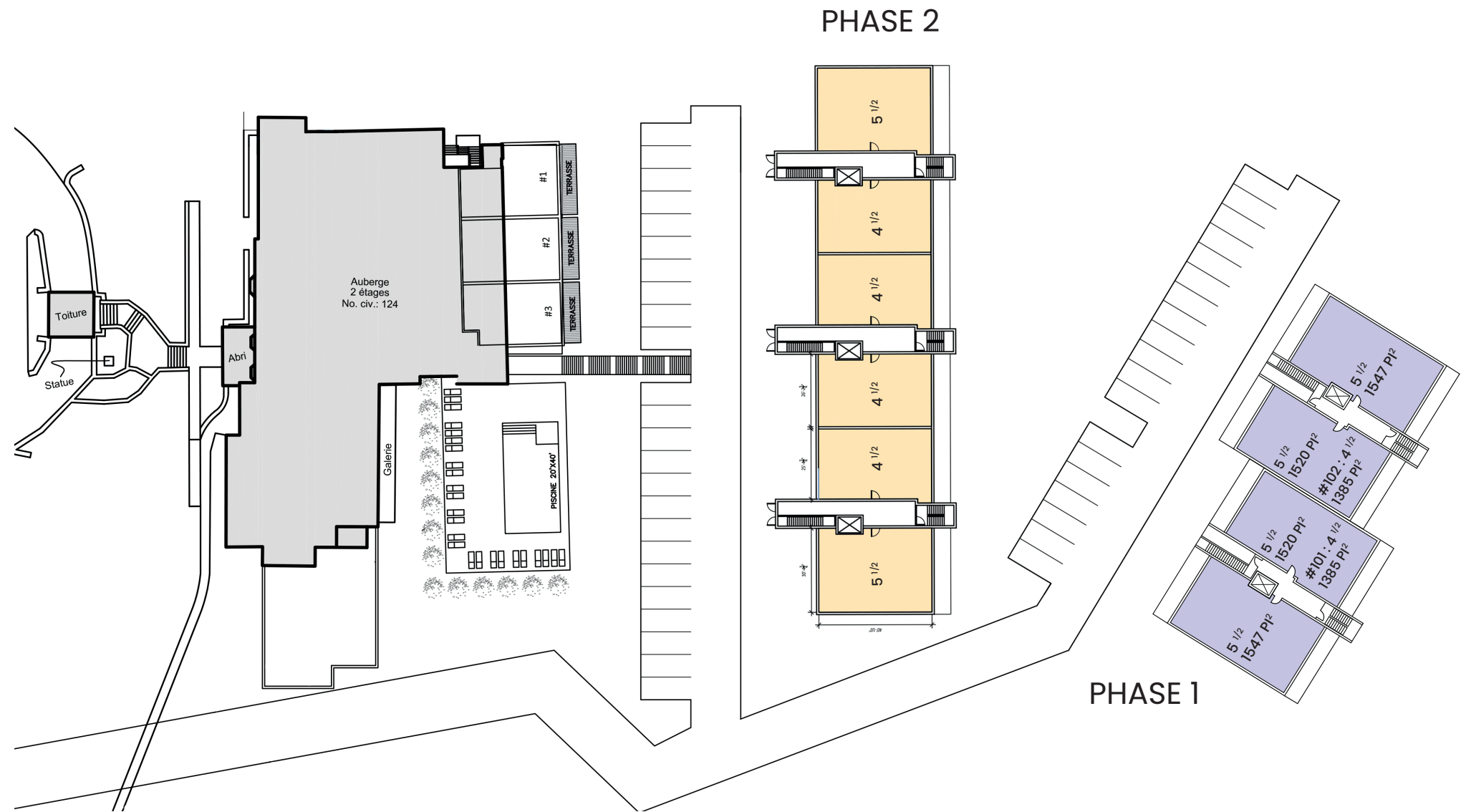
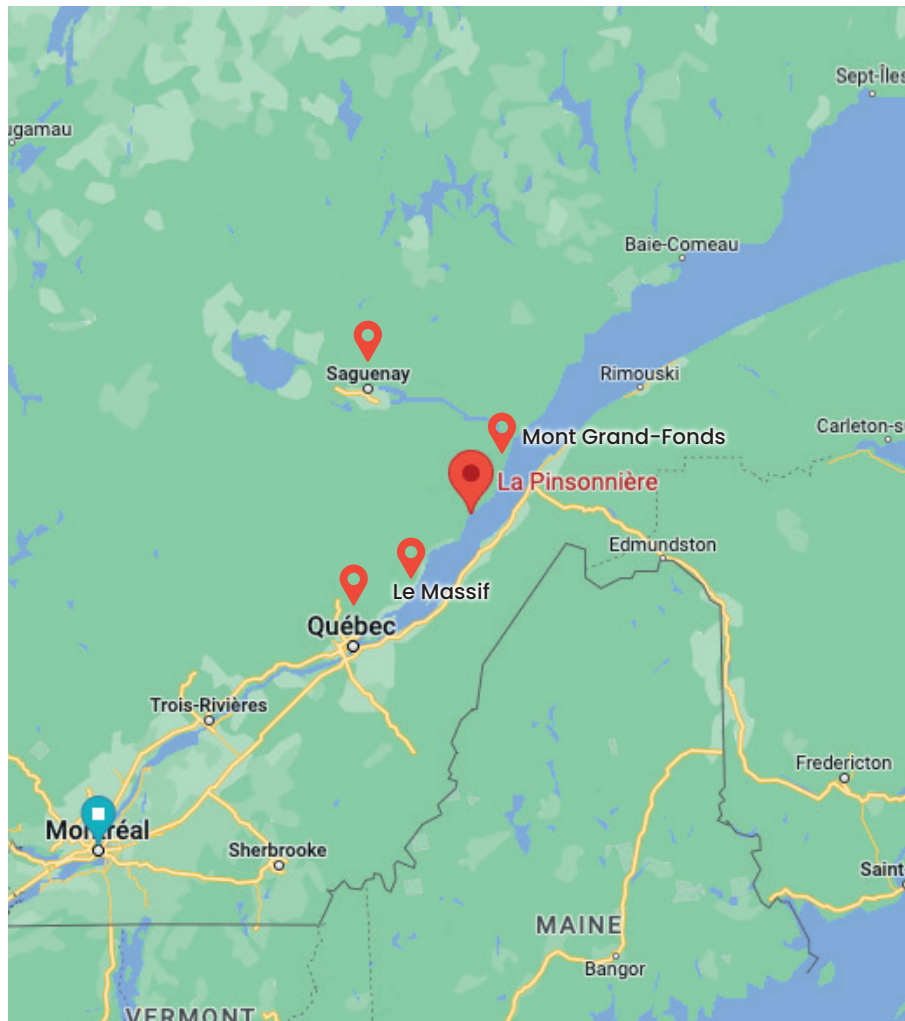
NOTES

- **Note 1:** Unit surface is rough.
- **Note 2:** La Pinsonniere has the right to replace certain elements of the quotation with others of equivalent quality or value. All decorative furniture and appliances shown on the plans are excluded from the quotation and are shown for information purposes only.
- **Note 3:** Because the project is under development, the buyer acknowledges that certain structural changes may result in slight modifications to the plan appended to the preliminary contract.
- **Note 4:** There will be a 5% coordination and administration fee added to the cost of logistics supplements.

THE SITE

The first phase (16 units in total) will include the condos located closest to the St. Lawrence River.

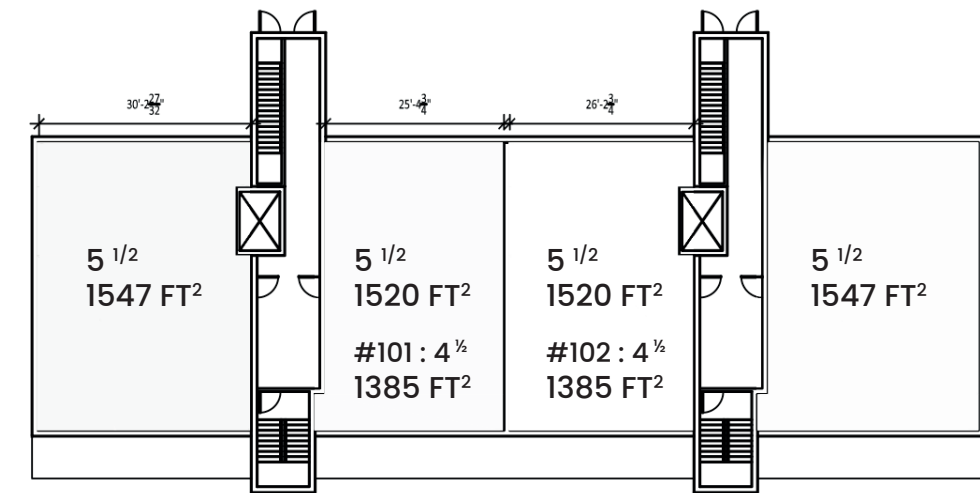
Phase 2 (18 units in total) will include the condos located directly beneath the inn.



PRICE LIST

PHASE	FLOOR	UNIT	PRICE
1	1 st	4 1/2	\$450,000*
1	1 st	5 1/2	\$564,000*
1	2 nd	5 1/2	\$589,000*
1	3 rd	5 1/2	\$609,000*
1	4 th	5 1/2	\$629,000*

4 th floor	5 1/2 #130	5 1/2 #131	5 1/2 #132	5 1/2 #133
3 rd floor	5 1/2 #120	5 1/2 #121	5 1/2 #122	5 1/2 #123
2 nd floor	5 1/2 #110	5 1/2 #111	5 1/2 #112	5 1/2 #113
1 st floor	5 1/2 #100	4 1/2 #101	4 1/2 #102	5 1/2 #103



St. Lawrence River

* Includes furniture allowance.



LA PINSONNIÈRE

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