

# GRÂCE

C O N D O M I N I U M S

REFINED URBAN LIVING



P2 REALTY  
BROKERAGE

CAPSTONE  
DEVELOPMENTS

# CAPSTONE

## DEVELOPMENTS

With creativity, energy and integrity, we bring projects to life.

Capstone Developments is a privately-held real estate investment and development company proactive in the acquisition and redevelopment of assets in Montreal, QC and surrounding regions. We create value through deep involvement at each stage of the development process, from sourcing to the underwriting, planning and development of our projects.

We never forget that our success hinges on meeting the needs of the people we serve. To that end, we take a relationship-based and long-term thinking approach with all our stakeholders, namely city officials, investors, citizens, our project team members and, of course, the residents who call our projects “home.”

The logo for SIDCAN, featuring the word "SIDCAN" in white, uppercase, sans-serif font centered within a solid red rectangular background.

SIDCAN

Sidcan has a strong legacy and expertise in Montreal combined with a new and forward thinking dynamism. The company excel in constructing high-quality, durable, innovative and distinguished buildings that are more than satisfying for its clients on all levels. At Sidcan, the client is not only a simple client, but a partner with whom the collaboration is sincere and committed. Constructing buildings, but also building relationships of trust and ensuring to surpass the expectations of our clients are part of a value system put in place by the founders of the company.

# Our Mission

Building the future with pride and commitment while building on the foundations of our legacy.

Since its creation in 2015, Sidcan has brought together talent, expertise and rigor to create a company working in the field of construction with a vision of scale... Today, Sidcan has more than 65 employees, dozens of successfully managed projects and annual revenues over \$100M. Sidcan has carved out a place of choice in the Montreal construction industry. Sidcan is a builder of the future. Over the next 5 years, we will continue to expand the Sidcan family, undertake major projects and increase our market share. It is thanks to our dedicated and talented team that we will succeed in making Sidcan one of the most renowned construction companies in Quebec.



# PROJECTS REALISED - BY SIDCAN

## Rose des Vents - UTILE

Montreal - 17M\$

Construction of student residence consisting of 123 units, spread over 9 floors.

Delivered in July 2022



## Brivia - Link

Montreal - 28M\$

Construction of 101 student housing units in the heart of downtown Montreal. The existing

pratimonial

facade was kept and.

Delivered in August 2022



## Victoriatown

Montreal - 7,5M\$

Construction of a 6 six-plexes condominium project of 38,000 sq. ft. and an underground parking

Delivered in September 2021





# WELCOME TO GRACE CONDOMINIUMS

A new project offering all the charm of living in historic NDG while ensuring the comfort and peace of mind of contemporary construction: concrete foundations, masonry walls, acoustically engineered sound insulation, large windows and generous outdoor spaces, to name a few.





## THE STORY

Grace Condominiums is a quiet sanctuary in the heart of Montreal's vibrant Notre-Dame-de-Grace neighbourhood. The project consists of 112 units spanning over 3 boutique low-rise buildings. With less than 41 residences per project phases, and each building framed by lush greenery and the NDG bike path, Grace offers exclusivity without pretension.





## THE TEAM

Grace was thoughtfully designed over the course of several years, with lifestyle and nature at the heart of its conception. Balanced around warmth and functionality, each unit was designed to be lived in, to relax at home, to host friends and family and to enjoy all NDG has to offer.

Meet the team that has been fundamental to the creation of Grace.

**FAMDESIGN**

**CAPSTONE**  
DEVELOPMENTS

**calce**  
architecture  
workshop

**SIDCAN**





# THE CITY

Montreal is the largest city in the province of Quebec and the second-largest city in Canada. It is a culturally rich and diverse city, known for its historic architecture, thriving arts scene, and excellent cuisine. Montreal's real estate market has seen steady growth over the past few years, and it has become an attractive destination for real estate investment. With relatively affordable housing prices compared to other major Canadian cities such as Toronto and Vancouver; Montreal also has a strong rental market, with a high demand for rental properties due to the city's large student population and young professionals.

**8TH** Most desirable city  
in the world - 2022

**1ST** Best city in the world  
to study in - 2023

**21%** Projected Population  
Growth By 2030

**\$535K** Average home  
prices in MTL

**3RD** Most travel safe big  
city in the world - 2022

**14.5%** Average increase in  
condo rental \$ / yr



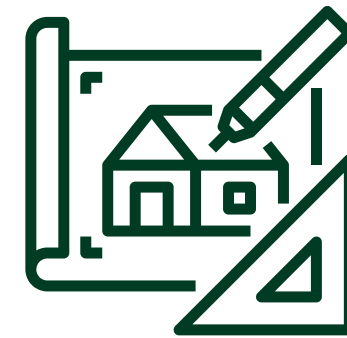
# Montreal South-West End is Growing

- 73% of the residents rent rather than own (the highest proportion in Montreal)
- Average resident is 39 years old
- Average household income is \$67,257 (26% above the Montreal average)
- Only 3% of buildings date from 2011
- Average condo price in NDG have increased by 55% over the last 5 years



**OVER 100K**

affordable housing units



Pre Construction sell  
\$675 per sqft



\$2.75-\$3.25 /per sqft  
monthly rental rates

# THE NEIGHBORHOOD

NDG is an a community characterized by its rich diversity of languages, cultures and ethnicities. Residents span all ages as well, converging on NDG for its safety, low-rise human scale architecture, local shops and proximity to downtown.

## ACCESSIBILITY

Several bus routes and metro stations, including Vendôme and Villa-Maria stations.

## CULTURE

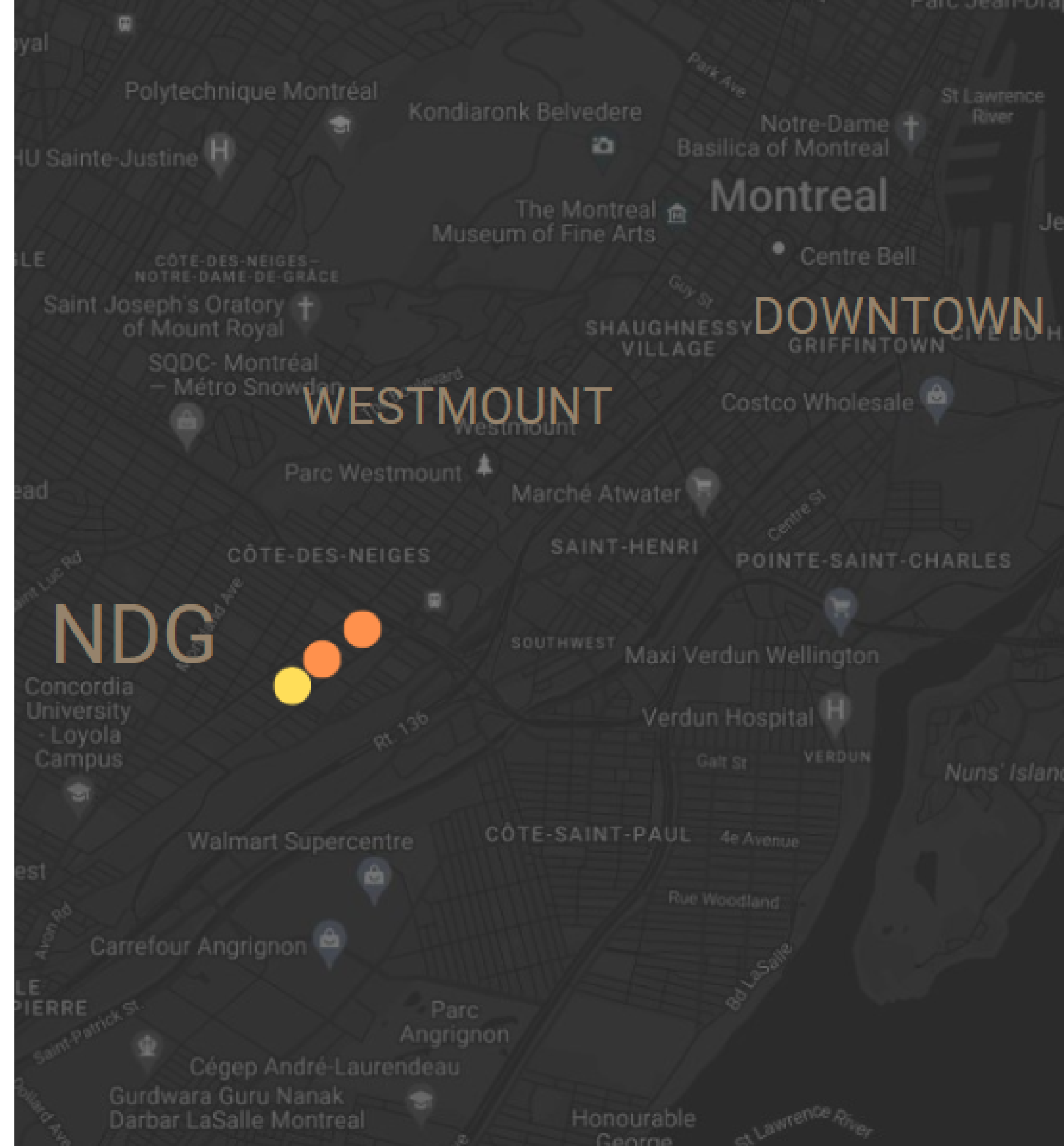
NDG is a diverse neighborhood, with a mix of different cultures and ethnicities.

## AMENITIES

Grocery stores, cafes, parks, restaurants, community centers and several schools

## COMMUNITY

NDG has many community organizations and events bringing residents together.





## IN THE HEART OF NDG VILLAGE

Located in the heart of NDG, Grace is a stone's throw from the Monkland village – a hot spot for boutique shopping and dining, and stores to cover all of life's essentials. The project's proximity to Metro Vendôme and the bike path makes travel a breeze.

**5 min** to Vendome Subway Station

**4 min** walk to bus station

**5 min** drive to highways A-15 and A-20

**5 min** drive to hospital

**6 min** drive to Concordia University campus

**15 min** drive to McGill University campus





# Notre Dame de Grâce



NEXT TO YOU





# Why invest in Grace Condos

## Refined Urban Living

- Prices in NDG are Affordable
- Grace and NDG Show High rental and resale demand
- Rents and Property values are steadily increasing
- Low Condo Fees
- Worry Free Investor experience with 2 year rental guarantee with experienced professionals.
- LOCATION





# FAMDESIGN

## DESIGNED FOR LIVING

Founded by Vanessa Brisset and Laurence Guimond in 2015, FAM DESIGN is a full service interior design studio with an extensive network of resources, and an expertise in high-end projects. Drawing on inspiration ranging from fashion to nature, FAM DESIGN creates wonderful spaces that surpass trend and work on a practical level.

For Grace Condominiums, FAMDESIGN drew inspiration from the historic elements of NDG's interiors while adding contemporary yet timeless touches. The design is characterized by clean lines, warm tones and real wood flooring. More modern elements, like high-end backsplashes and two-tone kitchen options allow each owner to personalize their home.





# A GREEN SANCTUARY IN AN URBAN ENVIRONMENT





# AMENITIES

A new project offering all the charm of living in historic NDG while ensuring the comfort and peace of mind of contemporary construction: concrete foundations, masonry walls, acoustically engineered sound insulation, large windows and generous outdoor spaces, to name a few.



Bike Storage



Stainless Steel Appliances



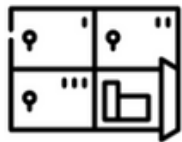
Indoor Parking



Private Balconies



Metro Proximity



Storage Lockers



Elevator



Green Rooftop Terrace

*Refined urban living*







*Scandinavian-inspired Hygge aesthetic, defined by light tones.*

**CREMA**



*Earth-tones and wood accents for an organic, timeless look.*

**TERRA**



*A bold palette with strong contrasts that help elements stand out.*

**ONYX**

## REFINED TO YOUR TASTE

Grace's design incorporates natural wood and stone elements to evoke comfort and warmth.

Solid wood floors and quartz countertops in bathrooms and kitchens are complemented by high-end plumbing fixtures.



# CURATED INTERIOR DESIGN ELEMENTS







## OUTDOOR LIVING REFINED

We conceived of Grace's outdoor spaces with the same attention to quality and detail as the interiors. Private rooftop terraces and oversized balconies were designed to accommodate ample outdoor seating for dinner parties and barbecues. With Grace's exterior landscaping and green roof, the outdoor spaces act as green sanctuaries in bustling NDG.

Enjoy cocktails, barbecues and sunsets. And for those with upper-level south-facing units, a fully unobstructed view over the St. Jacques escarpment. On a clear day you can see right over to Mont St. Hilaire!





# GRÂCE

SUR — ON  
HAMPTON

## ÉTAGE 1 LEVEL 1

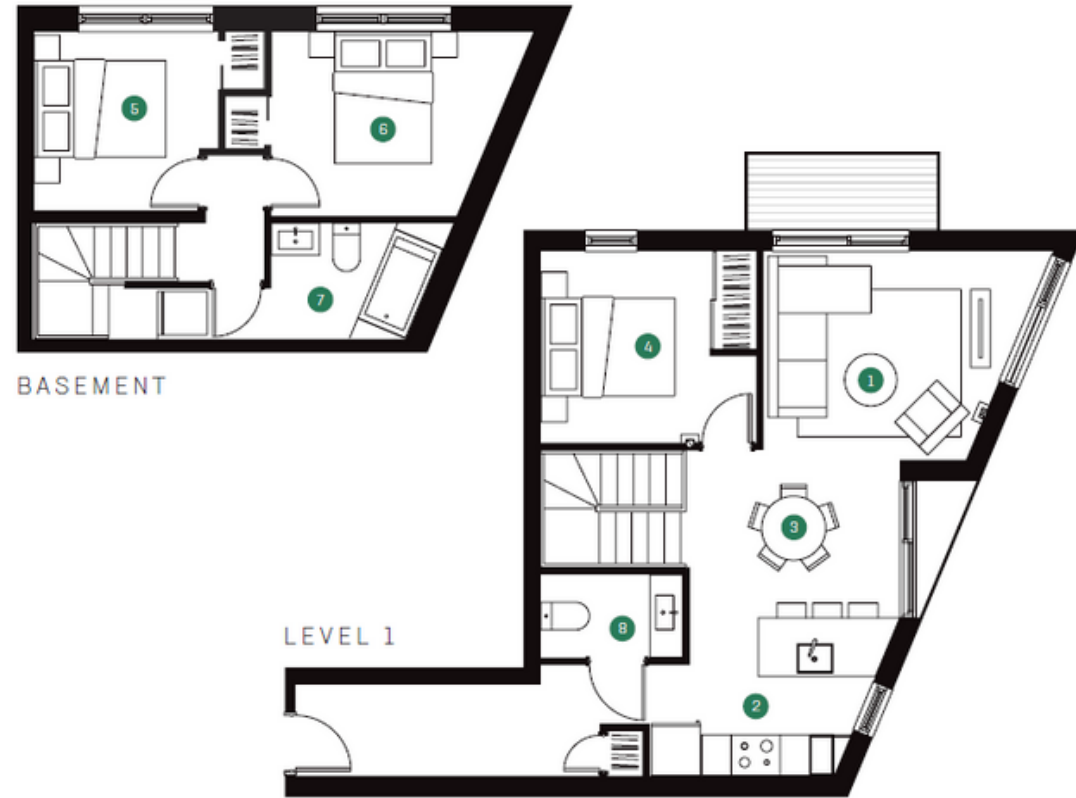
3 CHAMBRES/BEDROOMS

SUPERFICIE/AREA

UNITÉ/UNIT: 1,106pi<sup>2</sup>  
BALCON/BALCONY: 40pi<sup>2</sup>

### DIMENSIONS

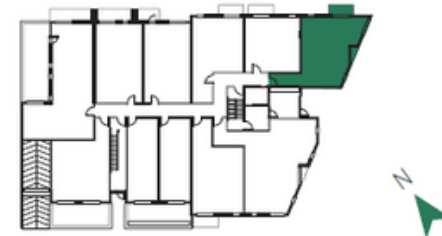
1	SALON LIVING ROOM	12'-7" X 10'-8"
2	CUISINE KITCHEN	10'-3" X 8'-1"
3	SALLE À MANGER DINING ROOM	10'-9" X 8'-7"
4	CHAMBRE BEDROOM	8'-7" X 9'-9"
5	CHAMBRE BEDROOM	9'-6" X 9'-3"
6	CHAMBRE BEDROOM	11'-7" X 9'-6"
7	SALLE DE BAIN BATHROOM	8'-2" X 5'-11"
8	SALLE DE BAIN BATHROOM	7'-3" X 4'-1"



BASEMENT

LEVEL 1

### EMPLACEMENT/LOCATION



NOTE : Les superficies et dimensions sont approximatives et sujettes à des modifications sans préavis. La superficie brute des logements inclut à moitié des murs mitoyens et les murs extérieurs. Le mobilier et les électroménagers sont montrés à titre indicatif seulement.  
NOTE: Areas and dimensions are approximate and are subject to modifications without notice. The areas shown are gross and include half the common walls and the exterior walls. The furniture and appliances are shown for information purposes only.

## UNITÉ 101 UNIT

# GRÂCE

SUR — ON  
HAMPTON

## ÉTAGE 2 LEVEL 2

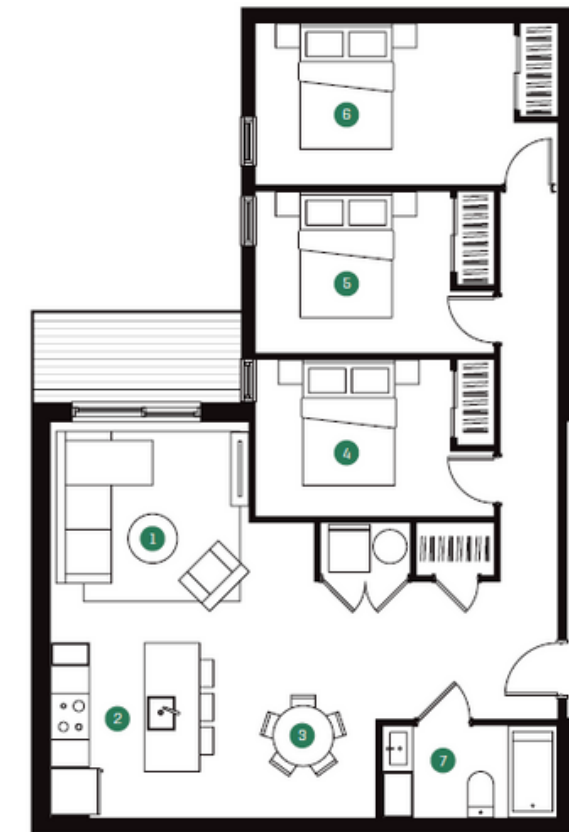
3 CHAMBRES/BEDROOMS

SUPERFICIE/AREA

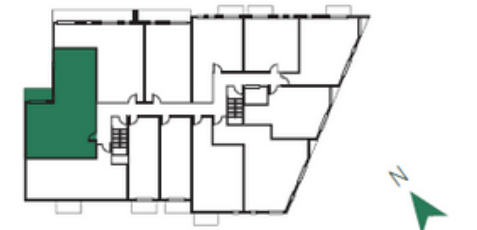
UNITÉ/UNIT: 1,034pi<sup>2</sup>  
BALCON/BALCONY: 57pi<sup>2</sup>

### DIMENSIONS

1	SALON LIVING ROOM	10'-9" X 12'-0"
2	CUISINE KITCHEN	8'-1" X 9'-6"
3	SALLE À MANGER DINING ROOM	9'-6" X 9'-6"
4	CHAMBRE BEDROOM	10'-6" X 8'-5"
5	CHAMBRE BEDROOM	10'-6" X 8'-9"
6	CHAMBRE BEDROOM	14'-0" X 8'-9"
7	SALLE DE BAIN BATHROOM	9'-6" X 5'-0"



### EMPLACEMENT/LOCATION



NOTE : Les superficies et dimensions sont approximatives et sujettes à des modifications sans préavis. La superficie brute des logements inclut à moitié des murs mitoyens et les murs extérieurs. Le mobilier et les électroménagers sont montrés à titre indicatif seulement.  
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## UNITÉ 206 UNIT



# GRÂCE

SUR ——— ON  
HAMPTON

## ÉTAGE 1 LEVEL 1

3 CHAMBRES/BEDROOMS

### SUPERFICIE/AREA

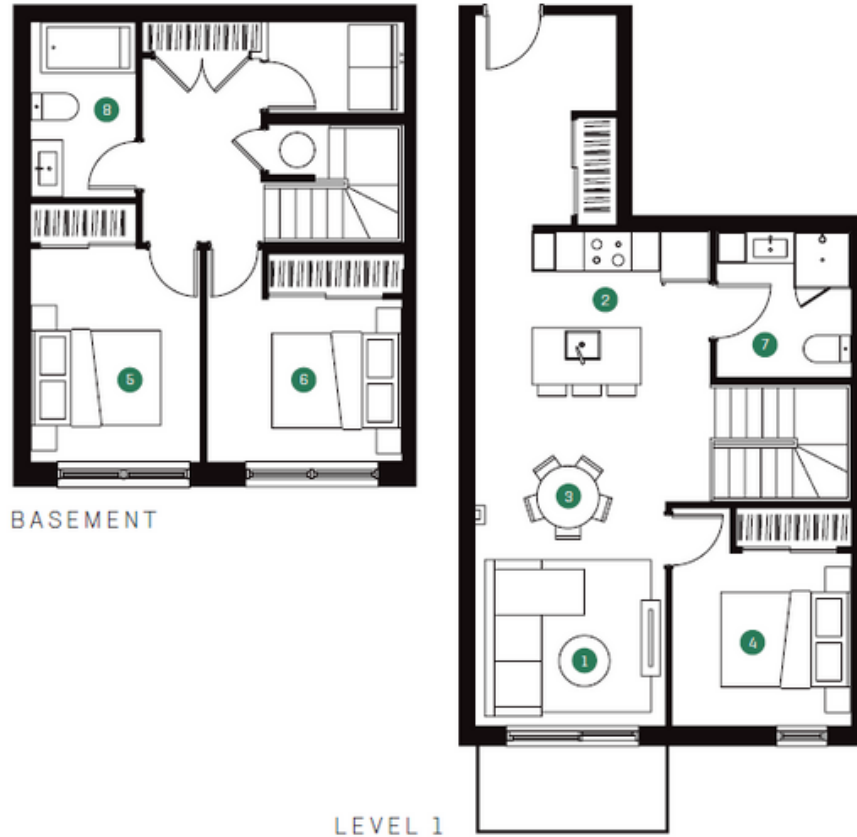
UNITÉ/UNIT: 1,146pi<sup>2</sup>

BALCON/BALCONY: 46pi<sup>2</sup>

### DIMENSIONS

1	SALON LIVING ROOM	10'-0" X 8'-9"
2	CUISINE KITCHEN	9'-4" X 8'-1"
3	SALLE À MANGER DINING ROOM	10'-0" X 9'-2"
4	CHAMBRE BEDROOM	9'-5" X 9'-1"
5	CHAMBRE BEDROOM	8'-11" X 11'-2"
6	CHAMBRE BEDROOM	10'-3" X 8'-6"
7	SALLE DE BAIN BATHROOM	7'-0" X 7'-8"
8	SALLE DE BAIN BATHROOM	5'-6" X 8'-11"

## UNITÉ 110 UNIT



BASEMENT

LEVEL 1

### EMPLACEMENT/LOCATION



NOTE : Les superficies et dimensions sont approximatives et sujettes à des modifications sans préavis. La superficie brute des logements inclut à moitié des murs mitoyens et les murs extérieurs. Le mobilier et les électroménagers sont montrés à titre indicatif seulement.  
NOTE: Areas and dimensions are approximate and are subject to modifications without notice. The areas shown are gross and include half the common walls and the exterior walls. The furniture and appliances are shown for information purposes only.

# GRÂCE

SUR ——— ON  
HAMPTON

## ÉTAGE 1 LEVEL 1

2 CHAMBRES/BEDROOMS

### SUPERFICIE/AREA

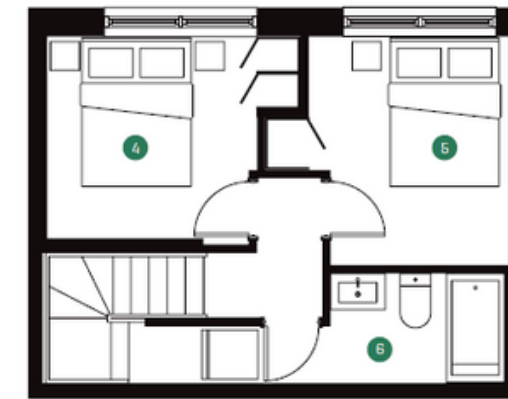
UNITÉ/UNIT: 846pi<sup>2</sup>

BALCON/BALCONY: 40pi<sup>2</sup>

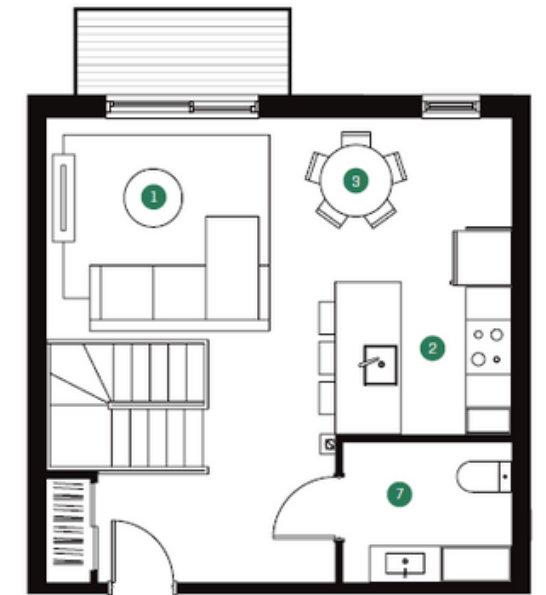
### DIMENSIONS

1	SALON LIVING ROOM	10'-2" X 10'-2"
2	CUISINE KITCHEN	8'-1" X 9'-6"
3	SALLE À MANGER DINING ROOM	8'-5" X 7'-6"
4	CHAMBRE BEDROOM	9'-3" X 9'-3"
5	CHAMBRE BEDROOM	8'-2" X 10'-6"
6	SALLE DE BAIN BATHROOM	7'-11" X 5'-0"
7	SALLE DE BAIN BATHROOM	7'-8" X 6'-3"

## UNITÉ 102 UNIT

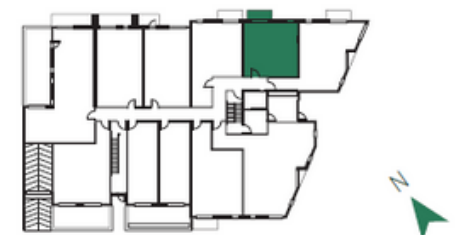


BASEMENT



LEVEL 1

### EMPLACEMENT/LOCATION



NOTE : Les superficies et dimensions sont approximatives et sujettes à des modifications sans préavis. La superficie brute des logements inclut à moitié des murs mitoyens et les murs extérieurs. Le mobilier et les électroménagers sont montrés à titre indicatif seulement.  
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# Sales Process

1

Worksheet submission- All worksheets must be filled out correctly with all information in order to be accepted

When you are contacted with an allocation, the following MUST be provided:

- TWO (2) valid government -issued photo identification for your client
  - > Driver's License or Photo I.D Card AND
  - > Proof of Residency ( ie. Canadian Passport, Permanent Residence Card, Citizenship Card)
- Purchaser's Email adress, Phone Number, Occupation & Employer
- Mortgage Pre Approval must be submitted with in 10 day rescission period

2

Each client & agent will get an individual virtual call with the sales team to insure all points of the sale are understood and client satisfaction. P2 Realty & Capstone developments provide an individual white glove service to all clients.

3

APS REVIEW AND SIGNATURE FROM PURCHASER & VENDOR

4

Closing 2024-25



# BONUS PACKAGE & PRICING

**4% COMMISSION**

**FREE ASSIGNMENTS**

**\$0 DEVELOPMENT COST**

**2 YEAR RENTAL GAURENTEE**

**LOW CONDO FEES \$0.40 PER SQFT/ month**

**DEPOSIT STRUCTURE**

**10% TOTAL OF PURCHASE PRICE  
(BANK DRAFT)**

**5% - INITIAL DEPOSIT**

**5%- June 2023**

Size-Sq.ft	Bedrooms	Starting Price	\$PSF
430-431	Studio	\$363,990.00	\$846 - \$844.
507-756	1 Bed	\$406,990.00	\$801 - \$705
834-899	2 Bed	\$639,990.00	\$766 - \$730
1,034-1,095	3 Bed	\$681,990.00	\$659 - \$699
1529	4 Bed	\$990,990.00	\$647



P2 REALTY

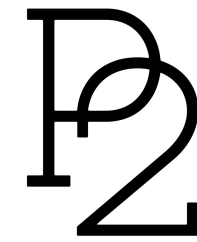
**CONTACT INFORMATION:**

PAT LOMBARDI & JORDANA BAUCO – P2 REALTY

WILLIAM SAULNIER – INHOUSE SALES AGENT

GRACE SALES

CAPSTONE  
DEVELOPMENTS



P2 REALTY  
BROKERAGE

**THANK YOU**

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P2 REALTY & CAPSTONE DEVELOPMENTS