When everything comes together

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A spacious and bright home designed for family life.

HARMONIE CONSTRUCTION

A Capella A

Single-Family Home

A Capella A

> An open-concept layout enhanced by large windows that fill the home with light and warmth.

The A Capella A is a two-storey home offering 1,580 sq ft of living space, with 3 bedrooms, 1 full bathroom, 1 powder room, and an attached garage. Its modern layout distributes space harmoniously between the main floor and the upper floor.

Its open-concept layout is enhanced by large windows that fill the home with light and warmth, while the centrally located kitchen creates a welcoming and inviting living space. This model combines comfort, functionality, and quality, making it an ideal choice for families looking for a versatile home with a high level of finish.

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Key Features at a Glance.

- A two-storey single-family home designed in a modern architectural style
- Fully finished single garage (drywalled, insulated, and painted), equipped with a Wi-Fi-enabled electric door opener
- High-end exterior finishes combining stone, CanExcel engineered wood siding, steel, and architectural shingles
- Option to add a loft above the garage, increasing the living space
- Black PVC/aluminum hybrid windows offering enhanced durability
- Large, carefully positioned windows designed to maximize natural light
- 5-year GCR new home warranty

The A Capella A model offers a highly appealing concept. Its open-plan living area promotes a natural flow between spaces, while the customization options allow the layout to be adapted to the needs and lifestyle of each household.

Among its distinctive features, the A Capella A includes an attached garage integrated into the overall floor plan, providing direct access to the home. The enclosed staircase leading to the basement creates better separation between spaces and adds a more intimate atmosphere to the main floor. In the standard version, the laundry room is located in the basement, with the option to relocate it as needed.

This model is offered in our projects located in Cantley and Val-des-Monts and is well suited to various lot types, including sloping lots that allow for a walk-out basement. Front yard landscaping is included.

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Floor plan

3 bedrooms

1.5 bathrooms

1580 sq ft

2 Floors

MAIN FLOOR

- Entryway measuring 8'-4" x 5'-0" opening onto the main living area
- 9'-0" ceilings on the main floor
- Thermoplastic kitchen cabinets with quartz countertop and walk-in pantry
- Forced-air heating and air conditioning
- Hardwood staircase, railing, and handrail
- 10'-0" x 10'-0" pressure-treated wood deck

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Floor plan

3 bedrooms

1.5 bathrooms

1580 sq ft

2 Floors

SECOND FLOOR

- Master bedroom measuring 13'-0" x 12'-6" with walk-in closet
- Bathroom connected to the primary bedroom
- Option to add a stackable washer/dryer in the bathroom
- Plenty of storage space and large closets in the secondary bedrooms
- A fourth bedroom and second bathroom can be added by creating a loft above the garage

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Specifications

High-end cuisine

A refined culinary space

- 1.25" Quartz countertop - Harmonie Selection
- PVC cabinets with a selection of styles and colors - Harmonie Selection
- Upper cabinets extended to the ceiling
- Door and drawer handles - Harmonie Selection
- Soft-close door hinges and drawer slides
- Recycling center
- Drawer shelf in the pantry cabinet
- Stainless steel chimney-style range hood (as per plan)
- Double-bowl undermount stainless steel sink
- Chrome kitchen faucet - Harmonie Selection
- Cold-water line for refrigerator

Elegant bathroom

A sanctuary of relaxation

- Double vanity in the master bathroom - Harmonie Selection
- Single vanity in the secondary bathroom and powder room - Harmonie Selection
- Soft-close door hinges and drawer slides
- 1.25" laminate countertop for master bathroom, secondary bathroom and powder room - Harmonie Selection
- 36" × 48" ceramic shower (36" × 60" models available)
- Chrome shower fixture with rail-mounted hand shower - Harmonie Selection
- Freestanding acrylic bathtub 32" x 60"
- Chrome sink fixtures - Harmonie Selection
- High-efficiency one-piece white porcelain toilet
- Semi-recessed white porcelain sinks

Quality flooring

Style and durability under your feet

- AC5 water-resistant laminate flooring for the main andupper floors - Harmonie Selection
- 12" x 24" ceramic tiles in the entryway, master bathroom, secondary bathroom, and powder room - Harmonie Selection
- Ceramic installed on a waterproof decoupling membrane

Plumbing

Aesthetics and functionality combined

- Complete water treatment system including a Sediment filtration system, water softener, and ultraviolet lamp
- 60-gallon electric water heater with added titanium anode
- 2 frost-free exterior water hydrants
- 6" drilled artesian well with constant pressure system
- Shut-off valves on all sink fixtures
- Device for mitigating sudden overpressures in water pipes (water hammer arrestor)
- ABS drain, waste and vent piping
- PEX water supply lines
- Hot-water line for dishwasher
- Washer plumbing connections
- 3-piece bathroom rough-in plumbing under basement slab

Interior finish

Details that make all the difference

- 9' walls on the main floor and 8' walls upstairs
- Walls and ceilings painted white
- Hardwood staircase and landing as per plan
- Hardwood railing and handrail with steel balusters
- Contemporary moldings and trim
- Selection of interior panel doors - Harmonie Selection
- Hardware and interior lever handles in brushed chrome or black
- Ceiling lisse
- Wardrobe shelf or storage unit in white wire mesh
- White melamine pantry shelf as per plan
- 1/2" drywall installed on the interior perimeter walls of the basement

Exceptional exterior

A harmonious design goes hand in hand with durability

- Stone, engineered wood lap siding (CanExcel) and steel on the facade - Harmonie Selection
- Engineered wood lap siding (CanExcel) on the sides and rear - Harmonie Selection
- Black aluminum fascia and soffit
- Steel front door with glazed side panel - Harmonie Selection
- Hybrid PVC/Aluminum windows
- Doors and windows are black (white interior).
- 34" steel exterior door on the side of the garage
- 8' patio door
- Architectural asphalt shingles with a limited lifetime warranty
- Ice and water protection membrane

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Specifications

Careful earthworks

A well-designed environment

- Front yard excavation according to the excavation plan
- Plain paving (50 sq ft)
- Gutters with debris cover
- Property address on large natural stone (Boisé Ste-Élisabeth and Boisé 4 Saisons)
- 100 sq ft pressure-treated wood patio at the rear
- Simple gravel entrance

Sturdy structure

Strong bones for your home

- I-beam floor joists (as specified by the manufacturer) with 4x8x5/8" tongue-and-groove water-resistant OSB panels
- Exterior walls made of 2x6 with 4x8 Isoboard R4 structural panels
- Prefabricated roof trusses (according to manufacturer) with 4x8x7/16" OSB panels with H-clips
- Interior walls in 2x4
- 1/2" drywall on interior walls and ceilings
- 5/8" Type X drywall on the garage walls and ceilings
- 1/2" water-resistant gypsum board in bath and shower enclosures
- Resilient bars on all interior ceilings and in the garage

Isolation

Four-season comfort

- Attic space under the house - Fiber insulation (R-40)
- Garage roof void - Fiber insulation (R-32)
- Exterior walls - Isoboard R4 type panels and fiber insulation (R-20)
- Foundation walls - 4" rigid insulation with integrated wood furring strips (R-15)
- Basement slab - 2" rigid insulation (R-5)

Electricity

For a well-connected home

- Electricity - For a well-connected home
- Indoor and outdoor LED lighting - Harmonie Selection
- Doorbell for the front door
- Smoke and carbon monoxide detectors
- Overhead electrical connection (30 meters)
- 200-amp panel
- 200 V wiring for connecting an electric car charging station
- Piping and outlet for central vacuum system
- Washer/dryer plug (x1)
- Telephone and cable/internet outlets (x2)
- GFCI outdoor outlets (x2)
- Outlets installed along the perimeter of the basement

Effective ventilation

Clean air for a healthy quality of life

- Forced-air central heating with variable-speed electric furnace
- Central air conditioning
- Thermostat intelligent Wi-Fi
- Heat recovery air exchanger
- Recessed dryer vent box
- Lint filter for dryer vent
- Steel external ventilation duct and outlet
- Ventilation duct cleaned before possession

Foundation

A solid foundation for generations

- Poured concrete foundation and footings
- French drain around the perimeter and waterproof coating on the surface of the foundation walls
- Basement and garage floor made of concrete
- Front balcony made of poured concrete
- Cement plaster on the upper part of the foundation walls
- French drain access cleanout

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Specifications

Well-equipped garage

A practical and well-designed space

- Fully finished gypsum walls and ceiling
- Fully insulated
- Walls and ceiling fully painted
- Ceiling-mounted electric fan convector heater (as per plan)
- Floor drain
- Standard insulated garage door as per plan
- Wi-Fi electric door opener

Peace of mind

A turnkey support service

- Professional designer support service
- Complete home customization
- The Harmonie Selection offers over 100 high-quality materials and color options.
- Neighborhood Harmonization Guide
- Residential Construction Guarantee (GCR)

Best Practices

Exemplary practices and a commitment to quality

- Drainage system around the perimeter of the foundation with a cleanout
- Installation of a passive radon capture and extraction system
- Rim joists insulated with sprayed polyurethane
- Joist spacing maximum 400 mm o.c.
- Roof protected by a synthetic waterproofing membrane.

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Notes:

Would you like to explore the possibilities this model has to offer?

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