

The
Cristina
LÉPINE LUXURY APARTMENTS ★★★★★

Smiths Falls, ON



Quality Apartments
For a New Lease on Lifestyle

LepineApartments.com
1.888.4Lepine

★★★★★
LÉPINE



Make your home at The Cristina

Live in a spacious apartment home and enjoy room to grow in the vibrant neighbourhood of Smiths Falls.

SUITE FINISHES

- Multilayered hardwood flooring
- Plush carpeting
- Ceramic tile kitchen floors
- Ceramic tile kitchen backsplash
- Granite kitchen countertops
- Natural wood kitchen cabinetry
- Glazed ceilings
- Eggshell finish wall paint

SUITE DESIGN

- Open-concept layouts with space for home offices in select suites
- 8-foot high ceilings in bedrooms
- Minimum 9-foot high ceilings in living areas
- Oversized entrance and interior doors
- Acoustically insulated panoramic windows with casements
- Window coverings
- Undermounted kitchen sinks complete with spray faucet
- Barrier-free accessible design in select suites
- Acrylic one-piece bath module with grab bars and curved shower rod
- 60-inch walk-in showers in select suites
- Ceiling-mounted electrical outlets in bedrooms
- Suite heat pumps for individual temperature control

ARCHITECTURE

- Spacious lobby and corridors
- Well-appointed elevator cabins
- Electronic key-fob access for residents
- Well-lit underground parking with elevator access for all levels
- CCTV coverage of building access and parking areas
- Appropriate barrier-free accessibility door hardware for common access areas
- Landscaped gardens

Disclaimer: The influence and impact of legislation from various governmental authorities and their agencies can affect the cost and complexity of delivering and/or maintaining the services and/or feature-areas presently being offered. Building services and amenity access/maintenance are calculated as supplemental costs to the price of a suite Lease Agreement. Therefore, the Landlord maintains the right to modify, institute a user fee, or remove services/feature-areas presently provided without notice.

Errors and omissions excepted. Images are not of final product.





ARTISTS RENDERING



Upgrade Your Lifestyle

Invest in your health and wellbeing by living in an amenity-rich community.

PROPERTY FEATURES

- Lobby
- Games Lounge
- Fitness Centre
- Yoga Studio
- Heated Underground Parking
- Resident Storage Lockers
- Bicycle Storage

Refer to final lease offer for rent inclusions.

QUALITY CONSTRUCTION

- Concrete frame construction
- Acoustically insulated 9" concrete floor slabs
- Acoustically and thermally insulated 6" concrete panel exterior walls
- Acoustically insulated double-layer demising walls between suites
- Fire insulated construction and modern fire suppression sprinkler systems
- Audible and visual fire/smoke alarms in every suite
- 100% air compartmentalization between suites
- Individual external fresh air intake in every suite

DESIGN SUSTAINABILITY

- High-efficiency LED lighting throughout all buildings and suites
- High-efficiency central heating and cooling systems
- High-efficiency insulated windows, exterior walls, and roof
- Electrical utility submetering for resident's personal budget management
- Water utility submetering for resident's personal environmental impact mitigation
- Residential waste recycling program



The Next Generation of Rental Apartments

We live in an age where the cost of living is rising to new heights. Soaring housing prices coupled with rising interest rates have snuffed out the dreams of many Canadians looking for, or maintaining, their perfect home.

We build quality apartments that provide Canadians with a new lease on lifestyle. There are no down payments, no interest payments, no property taxes or reassessments, and no home maintenance costs or headaches.

You deserve to live in a home that empowers you to achieve your goals and build a prosperous future for yourself and your family. When you make a Lépine apartment your home, you have more freedom to invest your time and money in the things you value.

Lépine Apartments is a family-owned and operated company. Our history can be traced back to the early days of Jacques Cartier's exploration of the "new world"—before the fur trade and colonization of Canada. Our ancestors sought out a new life of liberty and prosperity. They worked hard to build a land of opportunity for everyone and there's still a lot of work yet to be done! We continue to innovate and improve the Canadian quality of life by building premium quality rental housing using the best technology and materials available.

"When you build quality, you build a solid investment." Our family has lived by this motto for generations. It has served as our guiding principle as we charted our course in Canada's homebuilding industry for the last 70 years. We have built more than 7,000 units across 48 properties. An estimated quarter million Canadians have called one of our buildings their home at some point and Lépine has become known as a premier builder and landlord of resort-style apartment communities across Eastern Ontario.

We're thankful for the people who are foundational to creating a community within our buildings; people like you who care for your neighbors and want the best for our country. We want to join with you in developing a home you can be proud of and would be delighted to welcome you into your new lease on lifestyle.

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