

An architectural rendering of a large, multi-story building with a red brick facade and white stone accents. The building features classical architectural elements such as columns, pediments, and arched windows. A central entrance is highlighted by a small portico. To the right, a bay window with multiple panes is visible. The building is set against a clear blue sky with light clouds. In the foreground, there is a low stone wall and some greenery.

# DU MUSÉE PROJECT

INFORMATION SUMMARY

FEBRUARY 2025





On February 5, 2025, the Superior Court of Quebec (Commercial Division), District of Montreal (the “**Court**”) rendered an order (“the **Order**”) appointing Deloitte Restructuring Inc. as receiver (the “**Receiver**” or “**Deloitte**”) to all the assets undertakings and properties of 9408-7129 Québec Inc. (the “**Company**” or “**9408**”).

9408 is a corporation duly incorporated under the Business Corporations Act (Quebec) since November 2019, engaged in the development and operation of a real estate project in downtown Montréal called Du Musée (the “**Project Du Musée**”).

The Receiver has initiated a sale and investment solicitation process (“**SISP**”) for the sale of the shares or the assets of the Company in accordance with the terms set forth in the *Information Memorandum* attached as “A (the “**Bidding Procedures**”).

This information summary (the “**Information Summary**”) has been prepared by the Receiver, with the assistance of the Company, for delivery to a certain number of parties who may be interested in a potential transaction (each, a “**Proposed Transaction**”) to assist such parties in their determination of whether they wish to submit an offer for a Proposed Transaction to purchase the shares and/or the assets of the Company.

The sole purpose of the Information Summary is to assist the recipient in deciding whether to proceed with an investigation of the Company, and each recipient acknowledges that the Information Summary will be used solely for such purpose. Neither this Information Summary nor any of the information contained herein constitutes an offer or invitation to invest in the Company or any interest therein, nor shall it form a basis of any contract for the sale of the Company.

No representation, warranty or guarantee, expressed or implied, is made by the Company or Deloitte or any of their representatives, including the directors, officers or advisors of such parties, with respect to the accuracy or completeness of any information provided in this Information Summary or in any oral or written or electronic or other communications transmitted to the recipient in the course of its evaluation of the Company. No person is entitled to rely on the accuracy or completeness of this information. The only information concerning the Company that shall have any legal effect will be that which is specifically represented or warranted in a definitive agreement relating to a specific transaction affecting the Company that has been executed on behalf of the Company. Information in the Information Summary has not been independently verified by Deloitte. The Company and Deloitte disclaim any and all responsibility or liability for the contents of, any errors, misstatements in or omissions from the Information Summary, and for any written or oral communication transmitted or made available to a prospective investor or adviser. An investor or adviser must rely exclusively on the terms of the contract for investing in the Company. The information contained in the Information Summary is subject to change, completion or amendment without notice.

The Information Summary does not purport to contain all the information that a prospective buyer may require in deciding whether or not to acquire the Company.

If you have not received this document directly from the Receiver directly and show interest in receiving additional information or in visiting the Project Du Musée, you should send an email to the Receiver’s point of contact (refer to next page).

In preparing this Information Summary and making the comments herein, the Receiver has been provided with, and has relied upon, unaudited financial information, the Company’s books and records and financial information prepared by the Company and discussions with management (“**Management**”) of the Company (collectively, the “**Information**”):

- The Receiver has reviewed the Information for reasonableness, internal consistency and use in the context in which it was provided. However, the Receiver has not audited or otherwise attempted to verify the accuracy or completeness of such information in a manner that would wholly or partially comply with Generally Accepted Assurance Standards (“**GAAS**”) pursuant to the Chartered Professional Accountants Canada Handbook and, accordingly, the Receiver expresses no opinion or other form of assurance contemplated under GAAS in respect of the Information; and,
- Some of the information referred to in this Information Summary consists of forecasts and projections. An examination or review of the financial forecast and projections, as outlined in the Chartered Professional Accountants Canada Handbook, has not been performed.

Future-oriented financial information referred to in this Information Summary was prepared based on Management’s estimates and assumptions. Readers are cautioned that since projections are based upon assumptions about future events and conditions that are not ascertainable, the actual results will vary from the projections, even if the assumptions materialize, and the variations could be material. There is no representation, warranty or other assurance that any of the estimates, forecasts or projections will be realized. The information contained herein is as of the date hereof and as of the date at which such information is expressed to be stated, as applicable and shall not be deemed to be an indication of the state of affairs of, or the absence of any changes or developments in the Company at any point in time. Neither the Company nor Deloitte assume any obligation to update this Information Summary, including any estimates, forecasts and projections, or to conform these estimates, forecasts and projections to actual results

Unless otherwise indicated, the Receiver’s understanding of factual matters expressed in the Information Summary concerning the Company and their business is based on the Information, and not independent factual determinations made by the Receiver.

# PROCEDURES AND KEY DATES



The Receiver is seeking submissions of **binding written offers** (the “**Binding Offers**”) to purchase the shares (the “Shares”) or assets (the “Assets”) of 9408 on an “**as-is, where-is**” basis at the purchaser's own risk and peril, without any representation or warranty whatsoever, whether legal or conventional, in accordance with the terms and conditions (the “**Terms and Conditions**”) set forth in the *Information Memorandum* attached as “Schedule A” (the “**Bidding Procedures**”). Any applicable taxes in connection with the sale shall be over and above the tendered price of purchase unless clearly indicated to the contrary in the Offer.

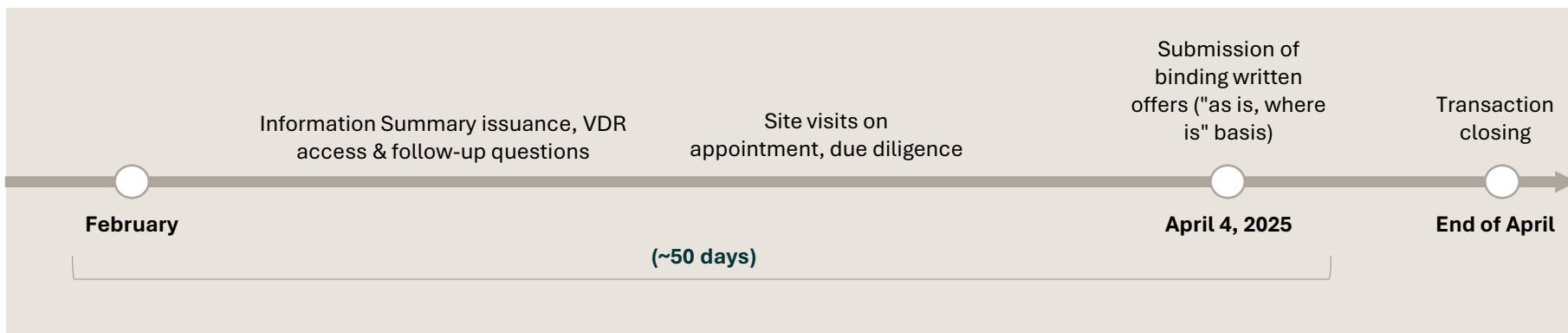
Binding offers must be submitted in accordance with the Bidding Procedures and **must be received on or before 5:00 p.m. (Eastern Time), Friday, April 4, 2025** (the “**Submission Deadline**”), at the Receiver’s office at the address below.

• All contact is to be made directly to the Deloitte representatives identified below who will be available for any additional inquiries.

Deloitte Restructuring Inc.		
La Tour Deloitte		
1190 Avenue des Canadiens-de-Montréal,		
Montreal, Quebec, H3B 0M7, Canada		
<b>Frederic Turbide</b>	<b>Alex Bernier</b>	<b>Benoit Clouatre</b>
Director	Senior Consultant	Partner
514-771-7905	438-220-1992	514-393-5391
<a href="mailto:fturbide@deloitte.ca">fturbide@deloitte.ca</a>	<a href="mailto:albernier@deloitte.ca">albernier@deloitte.ca</a>	<a href="mailto:bclouatre@deloitte.ca">bclouatre@deloitte.ca</a>

All offers submitted to the Deloitte in accordance with the Terms and Conditions will be considered. Any proposal of offer made without following the Terms and Conditions may be considered, however the Receiver is not required to consider such an offer that fails to follow the Terms and Conditions.

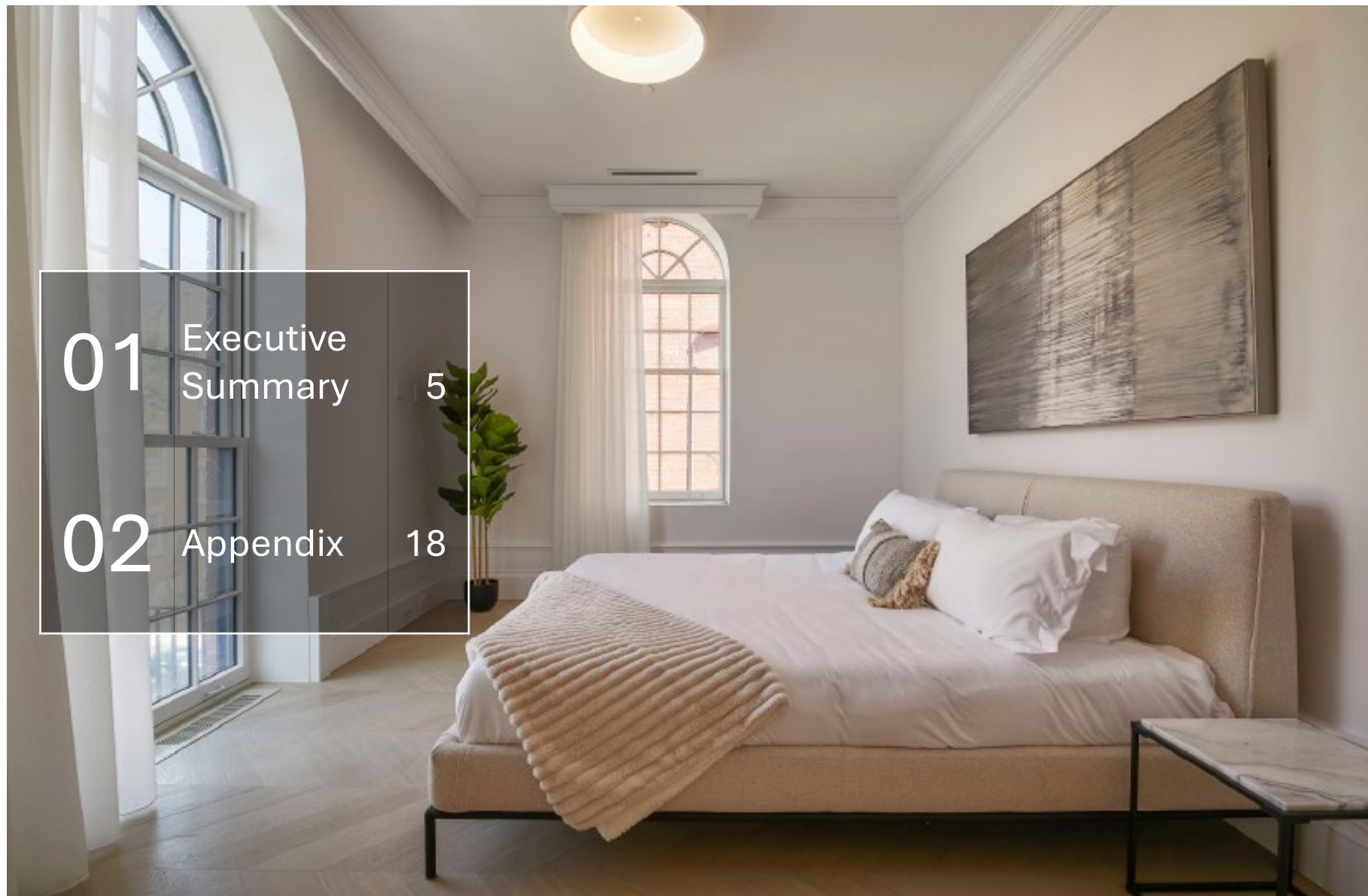
**Purchasers are advised that the Receiver reserves the right to remove a portion or all the Assets or the Shares at any time prior to the Submission Deadline.** In addition, the highest proposal may not necessarily be accepted, nor will any of the proposals submitted necessarily be accepted. Any proposal, which is accepted, will be subject to the execution of instruments of transfer on terms and in a form acceptable to the Receiver. Furthermore, any sale will be subject to the prior approval of the Court.





01 Executive Summary 5

02 Appendix 18







01

# Executive Summary





5

Townhouses  
3,136 – 4,431 sq.ft.

14

Condominiums  
589 – 1,928 sq.ft.

**+ C\$45M**

Total Costs to Date

**~ C\$0.6M**

Estimated Cost to  
Completion<sup>(1)</sup>

**32,727**

sq.ft. of Net Saleable Area

21

Parking Spaces  
(Approximation)

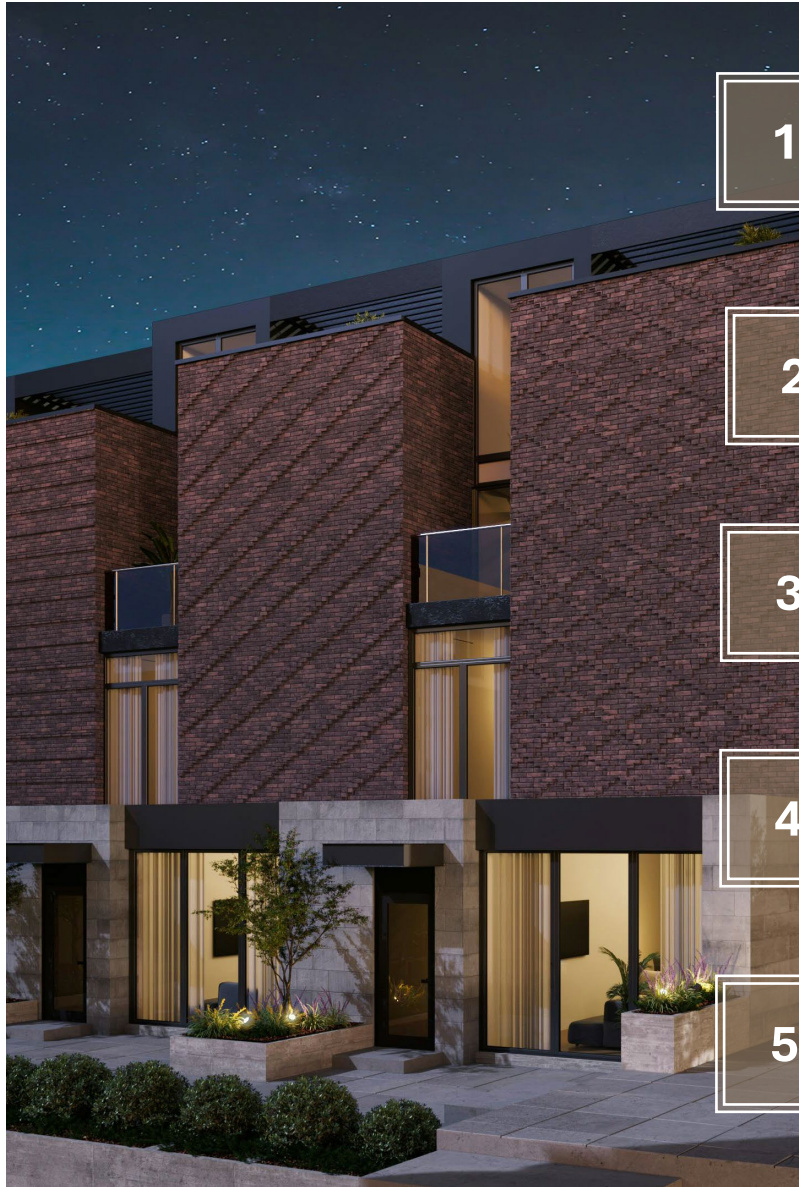
**All units and parking spaces  
are available for sale**

**3454, 3456, and 3458  
Du Musée Avenue, Montreal, QC**





# KEY INVESTMENT HIGHLIGHTS



**1**

**Located in a Highly Sought-after Area – Adjacent to the Mont-Royal and Downtown**

**2**

**Luxurious Residences with Exceptional Comfort and Sophistication**

**3**

**Unparalleled Amenities Offering an Elevated Lifestyle**

**4**

**Timeless Architectural Design for Lasting Elegance and Value**

**5**

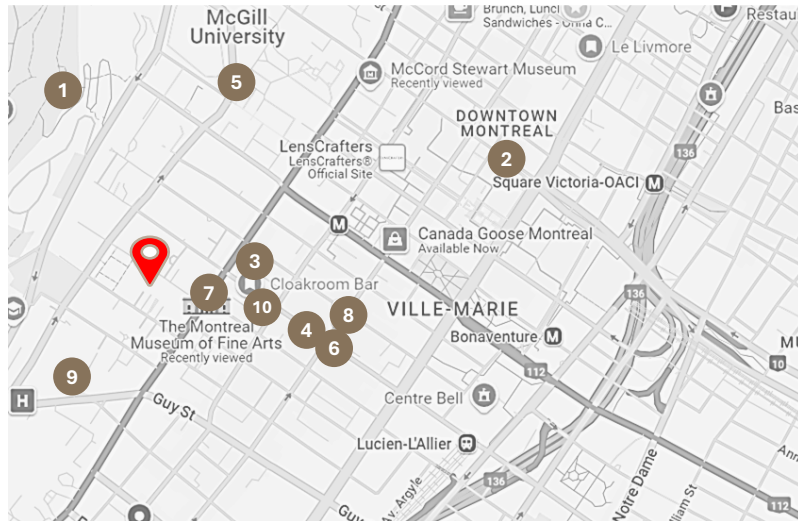
**Robust ROI Potential with Attractive Investment Returns**



# 1 LOCATED IN A HIGHLY SOUGHT-AFTER AREA

## Discover the Crown of Elegance in the Golden Square Mile

- |                      |                                    |
|----------------------|------------------------------------|
| 1 Mount Royal        | 6 Holt Renfrew Ogilvy              |
| 2 Downtown Montreal  | 7 Museum of Fine Arts              |
| 3 Ritz Carlton Hotel | 8 Marcus (restaurant)              |
| 4 Four Seasons Hotel | 9 Consulate General of Switzerland |
| 5 McGill University  | 10 Chateau D'Ivoire                |



Location : 3454-3458 du Musée Avenue - Montreal QC



98

Walk score



90

Transit score



Access to 3 metro  
stations, 2  
universities



Top-tier  
downtown  
location







— — — — — Wolf & Subzero Appliances — — — — —



— — — — — White Oak Chevron Floor — — — — —



— — — — — Full-Ceramic Bathrooms — — — — —



— — — — — Poliform Senzafine Closets — — — — —



— — Aquabrax Plumbing Fixtures — —



— — Quartz Countertops & Backsplashes — —

...and many other luxurious touches

— — Acajou Doors

— — Brick Masonry

— — Wireless Lutron Lighting

— — Atlantis Gold Bookmatch

— — LED-Integrated Wood Staircase

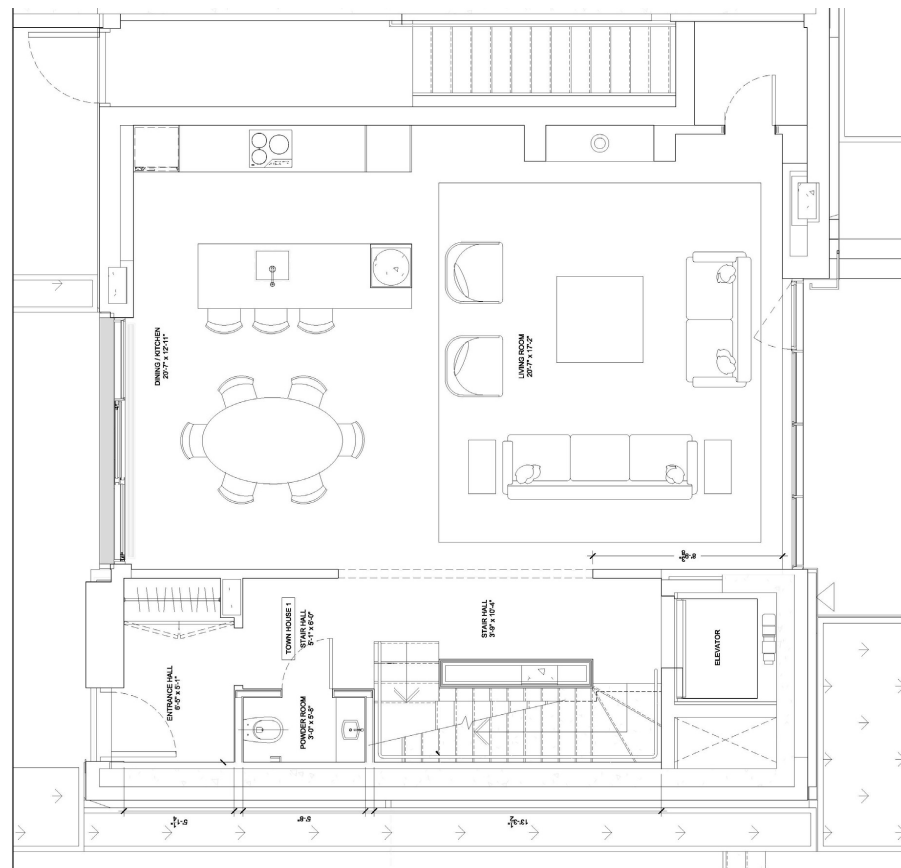
— — Flush Baseboard with Bottom Reveal





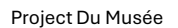
### Townhouses Typical Layouts

Unit	Sq.ft. (int.)	Sq.ft. (ext.)	Direction	Floors, bedrooms, bathrooms, other
1	3,649	782	N/E	<ul style="list-style-type: none"> <li>• <b>Unit 1:</b> Private elevator access on each floors</li> <li>• <b>General:</b> <ul style="list-style-type: none"> <li>• 3 floors + basement + private rooftop terrasse</li> <li>• 3 bedrooms</li> <li>• 2.5 bathrooms</li> <li>• Accessible parking</li> </ul> </li> </ul>
2	2,889	501	N/W/S	
3	2,635	501	S/E	
4	2,635	501	N/E/W/S	
5	2,763	501	S/E/W/N	



3458 du Musée Avenue

**Townhouse 1**







## Condominiums Typical Layouts



3454 - 3456 du Musée Avenue

### Condominiums

Source: Company Management

© Deloitte Restructuring Inc.

Unit	Sq.ft. (int.)	Sq.ft. (ext.)	Bed.	Bath.	Direct.	Other
<b>Percy Building</b>						
001	589	0	0	1	N/E	<ul style="list-style-type: none"> <li>• Unit 101 to 302: Patio or balcony</li> <li>• Rooftop terrace</li> <li>• Gym included</li> <li>• 13 parking spaces between Percy &amp; Robertson</li> </ul>
002	951	0	1	1	N/W/S	
003	848	0	1	1	S/E	
101	1,442	165	2	2.5	N/E/W/S	
102	1,539	305	2	2	S/E/W/N	
201	1,791	137	2	2.5	N/E/W/S	
202	1,520	137	2	2	S/E/W/N	
301	1689	89	2	2.5	N/E/W/S	
302	985	209	1	1	S/E/W/N	
<b>Robertson Building</b>						
101	893	0	0	1	E/S/N	<ul style="list-style-type: none"> <li>• Rooftop terrace</li> <li>• 13 parking spaces between Percy &amp; Robertson</li> </ul>
102	734	0	0	1	S/W	
201	1,548	0	2	1	S/E/W	
301	1,803	30	2	2.5	S/E/W/N	
401	1,824	0	2	2.5	S/E/W/N	



### Exclusive Rooftop Living

The townhouses feature **private and commune rooftop terraces**, the crown jewel of each residence, offering **unparalleled views of downtown Montreal and Mount Royal**.

Condominium residents can enjoy a shared rooftop terrace, providing a sophisticated space to take in the breathtaking skyline.



### State-of-the-Art Fitness Experience

The possibility of a **premium gym** room to offer residents a high-end wellness experience, enhancing their lifestyle and promoting health within a luxury living environment.



### Valet Service to Elevate Resident Experience

Additional service spaces, including the possibility of a **valet parking**, enable the buyer to curate a seamless luxury experience by offering residents **effortless delivery, reception, and concierge-style handling** of their belongings.

An **interconnected parking lot between buildings** further enhances convenience, ensuring smooth access and mobility throughout the property.

### Notable Features and Other Amenities

#### Elevators

Townhouse 1: Private Elevator Access

Elevator opening into Robertson Units 201, 301, 401

**14 storage lockers available**

**Snowmelt system** for walkways, driveways and entrances

**Heated outdoor spaces**





Percy Cowens House  
1909

Farquhar Robertson House  
1899

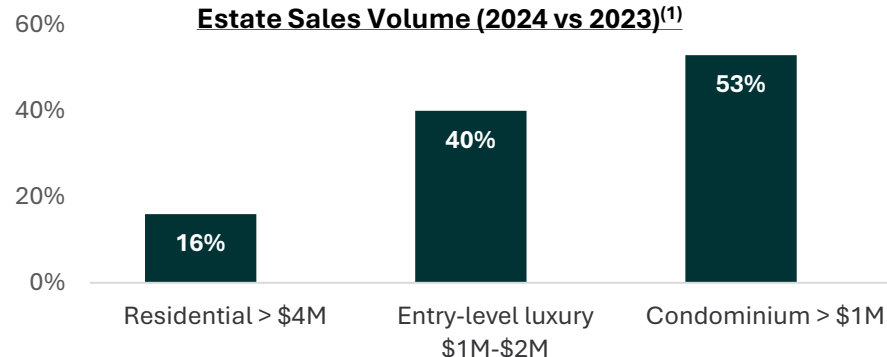
### A Luxury Patrimonial Restoration of Two Iconic Victorian Residences

- **Unique buildings designed by a renowned architect**, showcasing hand-selected materials and artistic details woven into every square foot
- Conservation of **original brickwork** to maintain an authentic, timeless aesthetic
- Architectural design **respects and enhances the area's heritage character**
- **Seamless integration of modern features** within an ancestral architectural framework
- **A rare opportunity to reside in a Victorian-inspired luxury residence**, offering a rich sense of history with all the comforts of modern living in the heart of Montreal

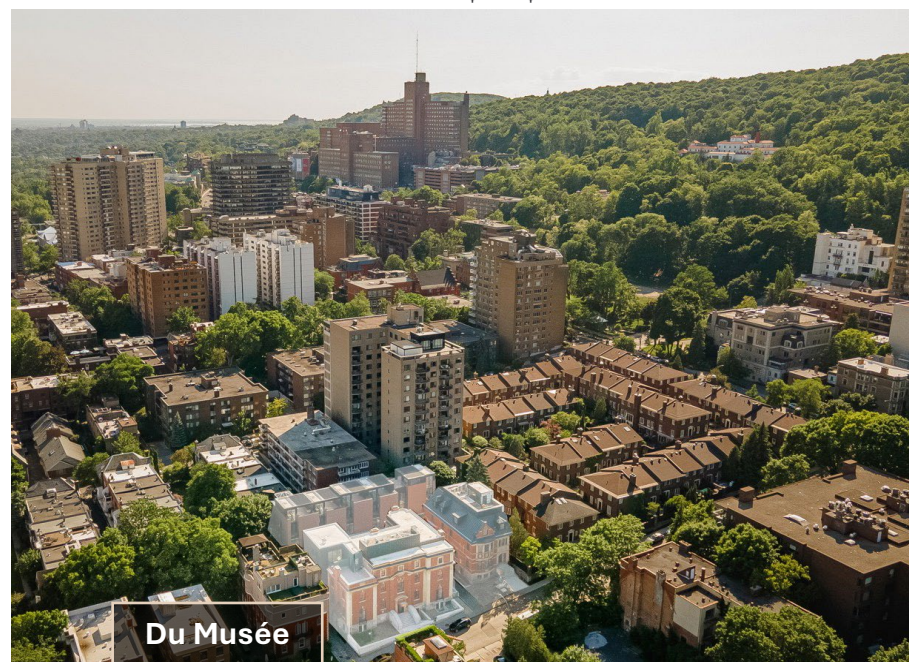
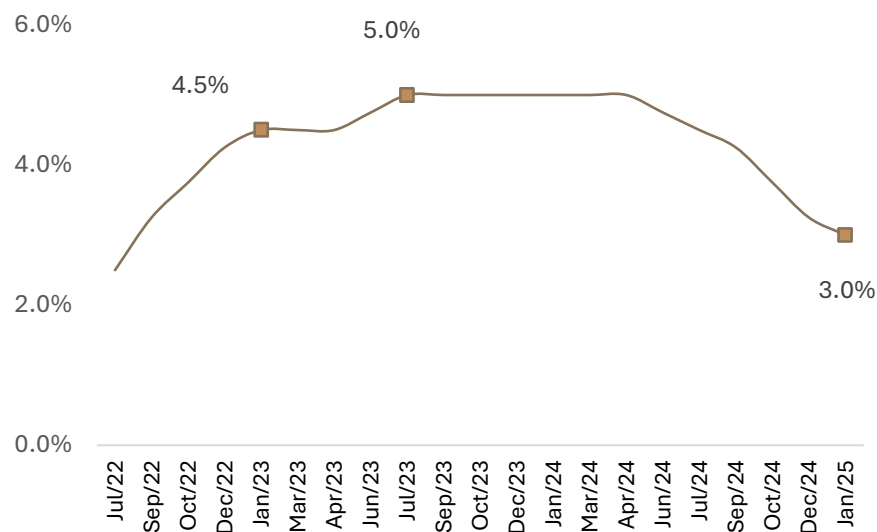
Montreal's luxury real estate market demonstrated significant growth and resilience in 2024, with notable increases in sales across all top-tier housing categories, particularly in properties over \$1 million.

- **Residential sales over \$4 million improved by 16% year-over-year**, while sales over \$1 million rose by 38%
- The **luxury condominium segment recorded the highest sales growth** among all housing types
- Factors such as the **competitive pricing** of Montreal's high-end condominiums and the **exclusive services and amenities** unique to luxury residences also **contributed to increased demand**
- **Lower interest rates** are expected to stimulate the Canadian real estate market in 2025

**YoY Increase in Montreal Luxury Real Estate Sales Volume (2024 vs 2023)<sup>(1)</sup>**



**Policy Interest Rate<sup>(2)</sup>**

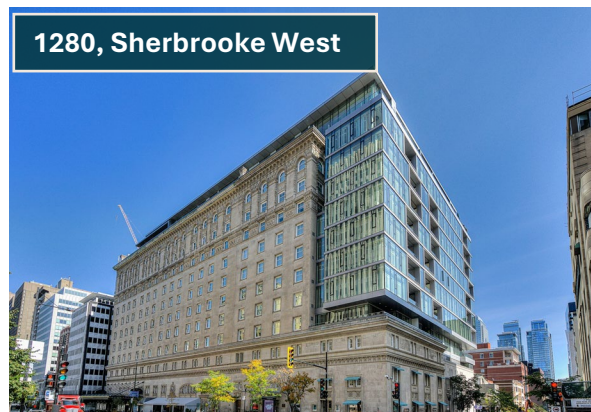




## 5 COMPARABLES



1420, Mont-Royal



1280, Sherbrooke West

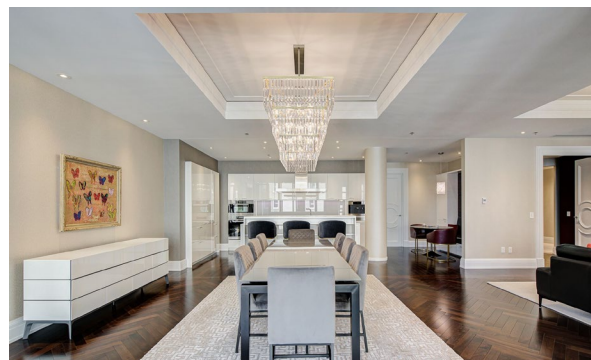


1509, Sherbrooke West

The 1420 Boulevard Mont-Royal is a prestigious residential project in Outremont, featuring 153 unique condominiums with high ceilings, timeless architecture, and customizable interiors.

The 1280 Sherbrooke Ouest Ritz-Carlton Residences offer luxurious condos in Downtown Montreal with panoramic views, high-end finishes, all complemented by exceptional Ritz services.

The Linton Apartments is a historic building located in Montreal's Golden Square Mile, known for its classic architecture and preserved heritage features. It offers a mix of timeless charm and modern residential amenities.







02

Appendix





TOWNHOMES

TH 1

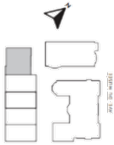
# PLENSA

3 BEDROOMS  
2.5 BATHROOMS

INTERIOR  
3649 SQ FT

EXTERIOR  
782 SQ FT

TOTAL  
4431 SQ FT



Townhouse 1

3458 du Musée Avenue

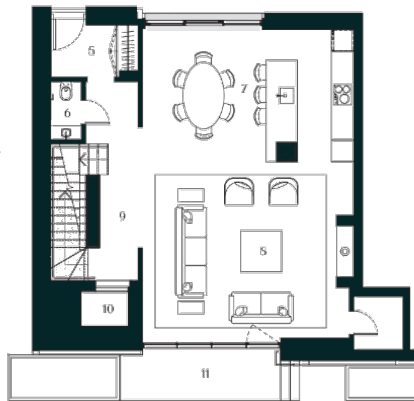


1 VESTIBULE  
14'-7" x 9'-0"

2 STORAGE  
4'-5" x 4'-9"

3 MECHANICAL ROOM  
6'-4" x 5'-3"

4 ELEVATOR



5 ENTRANCE HALL  
6'-5" x 5'-0"

6 POWDER ROOM  
3'-0" x 5'-8"

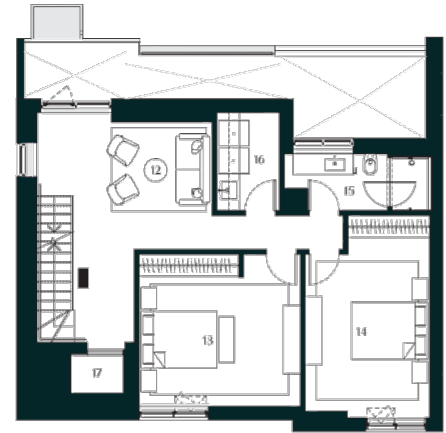
7 KITCHEN/DINING ROOM  
20'-7" x 12'-11"

8 LIVING ROOM  
20'-7" x 17'-2"

9 STAIR HALL  
4'-2" x 15'-4"

10 ELEVATOR

11 TERRASSE  
15'-7" x 5'-1"



12 DEN  
15'-4" x 8'-3"

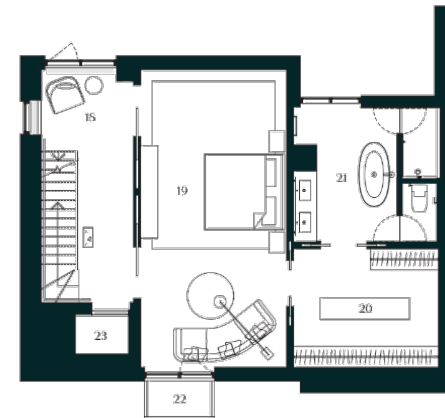
13 SECOND BEDROOM  
14'-1" x 11'-4"

14 THIRD BEDROOM  
10'-11" x 13'-9"

15 SECOND BATHROOM  
12'-9" x 5'-0"

16 LAUNDRY  
5'-6" x 8'-2"

17 ELEVATOR



18 LANDING  
8'-0" x 3'-8"

19 MASTER BEDROOM  
12'-8" x 25'-9"

20 WALK-IN CLOSET  
12'-7" x 10'-3"

21 MASTER BATHROOM  
12'-7" x 11'-8"

22 BALCONY  
6'-1" x 3'-4"

23 ELEVATOR



TOWNHOMES

TH 2

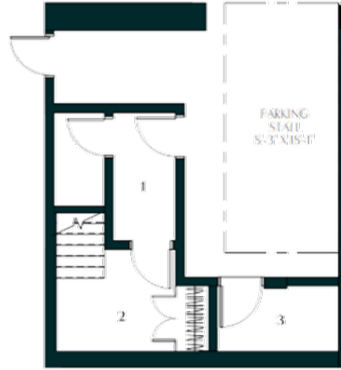
CHIHULY

3 BEDROOMS  
2.5 BATHROOMS

INTERIOR  
2889 SQ FT

EXTERIOR  
504 SQ FT

TOTAL  
3390 SQ FT



1 VESTIBULE  
4'-6" x 9'-3"

2 MUD ROOM  
11'-0" x 7'-8"

3 MECHANICAL ROOM  
8'-10" x 4'-9"



10 MASTER BEDROOM  
13'-13" x 12'-11"

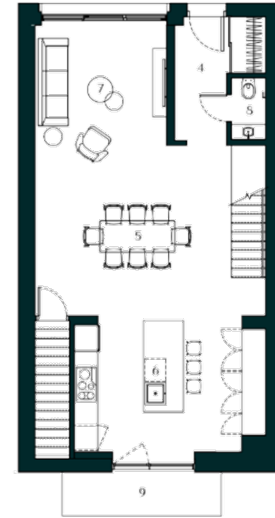
11 WALK-IN CLOSET  
9'-6" x 9'-4"

12 MASTER BATHROOM  
12'-9" x 9'-10"

13 OFFICE  
6'-9" x 9'-2"

14 LAUNDRY  
3'-4" x 5'-8"

15 CLOSET  
3'-4" x 2'-10"



4 ENTRANCE HALL  
4'-6" x 11'-6"

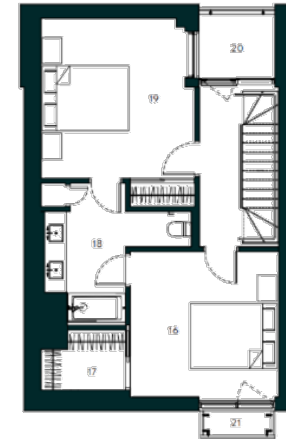
5 DINING ROOM  
17'-1" x 14'-0"

6 KITCHEN  
16'-9" x 11'-11"

7 LIVING ROOM  
11'-6" x 11'-10"

8 POWDER ROOM  
3'-3" x 5'-5"

9 TERRASSE  
12'-5" x 4'-1"



16 SECOND BEDROOM  
12'-10" x 12'-10"

17 WALK-IN CLOSET  
7'-8" x 5'-8"

18 SECOND BATHROOM  
7'-8" x 12'-3"

19 THIRD BEDROOM  
13'-0" x 13'-2"

20 BALCONY  
6'-9" x 5'-8"

21 BALCONY  
5'-13" x 2'-4"

Townhouses 2-3-4-5

3458 du Musée Avenue





PERCY BUILDING  
UNIT 001

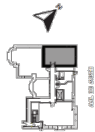
# PENONE

0 BEDROOMS  
1 BATHROOMS

INTERIOR  
589 SQ FT

EXTERIOR  
0 SQ FT

TOTAL  
589 SQ FT



- |                            |                             |  |                                    |                             |
|----------------------------|-----------------------------|--|------------------------------------|-----------------------------|
| 1 ENTRANCE HALL            | 2 KITCHEN<br>2'-2" x 18'-0" | 3 BEDROOM/LIVING ROOM<br>13'-7" x 18'-0" | 4 WALK-IN CLOSET<br>9'-10" x 5'-0" | 5 BATHROOM<br>5'-6" x 9'-0" |
| 6 LAUNDRY<br>3'-2" x 3'-8" |                             |  |                                    |                             |



PERCY BUILDING  
UNIT 002

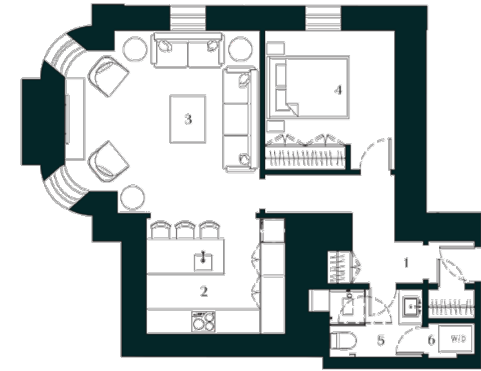
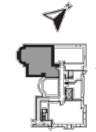
# DINE

1 BEDROOMS  
1 BATHROOMS

INTERIOR  
961 SQ FT

EXTERIOR  
0 SQ FT

TOTAL  
961 SQ FT



- |                            |                               |   |                              |                             |
|----------------------------|-------------------------------|---|------------------------------|-----------------------------|
| 1 ENTRANCE HALL            | 2 KITCHEN<br>9'-11" x 11'-11" | 3 DINING/LIVING ROOM<br>15'-8" x 16'-9" | 4 BEDROOM<br>12'-0" x 11'-2" | 5 BATHROOM<br>6'-0" x 8'-1" |
| 6 LAUNDRY<br>3'-0" x 3'-8" |                               |   |                              |                             |



PERCY BUILDING  
UNIT 003

# ELOUL

1 BEDROOMS  
1 BATHROOMS

INTERIOR  
848 SQ FT

EXTERIOR  
0 SQ FT

TOTAL  
848 SQ FT



- |                                   |                              |                                   |   |                              |
|-----------------------------------|------------------------------|-----------------------------------|---|------------------------------|
| 1 ENTRANCE HALL                   | 2 KITCHEN<br>10'-7" x 7'-3"  | 3 WALK-IN PANTRY<br>3'-2" x 7'-3" | 4 DINING/LIVING ROOM<br>17'-0" x 14'-7" | 5 BEDROOM<br>11'-8" x 10'-3" |
| 6 WALK-IN CLOSET<br>3'-4" x 5'-2" | 7 BATHROOM<br>8'-7" x 11'-4" | 8 LAUNDRY<br>6'-8" x 3'-0"        |   |                              |

Percy – Ground floor

3456 du Musée Avenue



PERCY BUILDING  
UNIT 101

# WOLSTENHOLME

2 BEDROOMS  
2.5 BATHROOMS

INTERIOR  
1442 SQ FT

EXTERIOR  
165 SQ FT

TOTAL  
1607 SQ FT



1. ENTRANCE HALL 11'-1" x 8'-7"	2. POWDER ROOM 3'-4" x 6'-3"	3. KITCHEN 7'-9" x 12'-9"	4. DINING ROOM 12'-1" x 7'-1"	5. LIVING ROOM 13'-1" x 15'-8"
6. MASTER BEDROOM 12'-1" x 13'-4"	7. WALK-IN CLOSET 5'-1" x 8'-0"	8. MASTER BATHROOM 7'-2" x 8'-0"	9. SECOND BEDROOM 10'-7" x 11'-9"	10. SECOND BATHROOM 5'-3" x 8'-2"
11. LAUNDRY 3'-9" x 8'-1"	12. BALCONY 165 SQ.FT.			



PERCY BUILDING  
UNIT 102

# ALTMEJD

2 BEDROOMS  
2 BATHROOMS

INTERIOR  
1539 SQ FT

EXTERIOR  
305 SQ FT

TOTAL  
1744 SQ FT



1. ENTRANCE HALL 9'-11" x 6'-4"	2. KITCHEN 10'-7" x 8'-3"	3. LIVING/DINING ROOM 22'-5" x 21'-4"	4. MASTER BEDROOM 17'-4" x 11'-6"	5. WALK-IN CLOSET 5'-0" x 8'-0"
6. MASTER BATHROOM 7'-0" x 8'-0"	7. SECOND BEDROOM 11'-9" x 10'-1"	8. SECOND BATHROOM 9'-11" x 5'-8"	9. LAUNDRY 5'-6" x 4'-3"	10. BALCONY 165 SQ.FT.
11. BALCONY 140 SQ.FT.				



Percy – First floor  
3456 du Musée Avenue





PERCY BUILDING  
UNIT 201

## PALADINO

2 BEDROOMS  
2.5 BATHROOMS

INTERIOR  
1791 SQ. FT.

EXTERIOR  
137 SQ. FT.

TOTAL  
1928 SQ. FT.



- |                                     |                                     |                                    |                                    |                                      |
|-------------------------------------|-------------------------------------|------------------------------------|------------------------------------|--------------------------------------|
| 1 ENTRANCE HALL<br>14'-7" x 9'-0"   | 2 CLOSET<br>4'-5" x 4'-9"           | 3 POWDER ROOM<br>6'-4" x 5'-3"     | 4 KITCHEN<br>9'-11" x 23'-10"      | 5 LIVING ROOM<br>17'-1" x 16'-1"     |
| 6 DINING ROOM<br>17'-1" x 6'-8"     | 7 MASTER BEDROOM<br>17'-1" x 15'-1" | 8 WALK-IN CLOSET<br>4'-11" x 8'-3" | 9 MASTER BATHROOM<br>7'-7" x 8'-3" | 10 SECOND BEDROOM<br>10'-7" x 11'-9" |
| 11 SECOND BATHROOM<br>5'-3" x 8'-2" | 12 LAUNDRY<br>6'-5" x 12'-4"        | 13 BALCONY<br>137 SQ. FT.          |                                    |                                      |



PERCY BUILDING  
UNIT 202

## FLANAGAN

2 BEDROOMS  
2 BATHROOMS

INTERIOR  
1520 SQ. FT.

EXTERIOR  
137 SQ. FT.

TOTAL  
1657 SQ. FT.



- |                                   |                                    |                                    |   |                                     |
|-----------------------------------|------------------------------------|------------------------------------|---|-------------------------------------|
| 1 ENTRANCE HALL<br>4'-6" x 8'-0"  | 2 MUDROOM<br>10'-3" x 4'-0"        | 3 KITCHEN<br>11'-0" x 8'-8"        | 4 LIVING/DINING ROOM<br>22'-5" x 21'-6" | 5 MASTER BEDROOM<br>17'-2" x 11'-6" |
| 6 WALK-IN CLOSET<br>5'-0" x 8'-0" | 7 MASTER BATHROOM<br>7'-0" x 8'-0" | 8 SECOND BEDROOM<br>11'-8" x 9'-8" | 9 SECOND BATHROOM<br>5'-8" x 8'-0"      | 10 LAUNDRY<br>5'-1" x 4'-3"         |
| 11 BALCONY<br>137 SQ. FT.         |                                    |                                    |   |                                     |

Percy – Second floor

3456 du Musée Avenue



PERCY BUILDING

UNIT 302

VAILLANCOURT

1 BEDROOMS  
1 BATHROOMS

INTERIOR  
985 SQ. FT.

EXTERIOR  
209 SQ. FT.

TOTAL  
1194 SQ. FT.



- |                                    |                             |                                  |                                  |                                     |
|------------------------------------|-----------------------------|----------------------------------|----------------------------------|-------------------------------------|
| 1 ENTRANCE HALL                    | 2 KITCHEN<br>8'-2" x 12'-7" | 3 DINING ROOM<br>14'-3" x 12'-7" | 4 LIVING ROOM<br>22'-5" x 12'-0" | 5 MASTER BEDROOM<br>12'-5" x 10'-2" |
| 6 MASTER BATHROOM<br>5'-0" x 7'-0" | 7 LAUNDRY<br>3'-6" x 3'-1"  | 8 BALCONY<br>89 SQ. FT.          | 9 BALCONY<br>120 SQ. FT.         |                                     |



PERCY BUILDING

UNIT 301

ETROG

2 BEDROOMS  
2.5 BATHROOMS

INTERIOR  
1689 SQ. FT.

EXTERIOR  
89 SQ. FT.

TOTAL  
1778 SQ. FT.



- |                                      |                                   |                                    |                                     |                                     |
|--------------------------------------|-----------------------------------|------------------------------------|-------------------------------------|-------------------------------------|
| 1 ENTRANCE HALL<br>9'-0" x 11'-8"    | 2 POWDER ROOM<br>6'-5" x 4'-7"    | 3 KITCHEN<br>10'-4" x 23'-8"       | 4 DINING ROOM<br>16'-4" x 6'-10"    | 5 LIVING ROOM<br>16'-4" x 15'-8"    |
| 6 MASTER BEDROOM<br>16'-4" x 11'-10" | 7 WALK-IN CLOSET<br>4'-8" x 8'-3" | 8 MASTER BATHROOM<br>7'-4" x 8'-3" | 9 SECOND BEDROOM<br>10'-2" x 11'-9" | 10 SECOND BATHROOM<br>5'-3" x 8'-2" |
| 11 LAUNDRY<br>6'-5" x 7'-10"         | 12 BALCONY<br>89 SQ. FT.          |                                    |                                     |                                     |

Percy – Third floor

3456 du Musée Avenue





ROBERTSON BUILDING  
UNIT 101

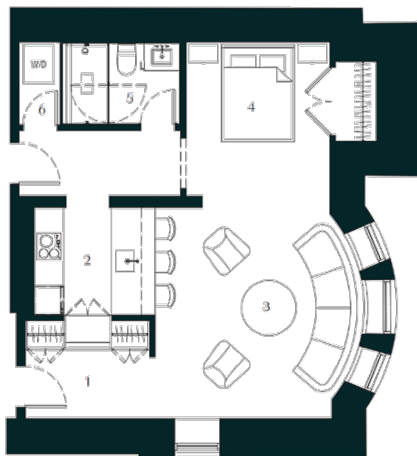
CURRY

0 BEDROOMS  
1 BATHROOMS

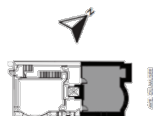
INTERIOR  
893 SQ. FT

EXTERIOR  
0 SQ. FT

TOTAL  
893 SQ. FT



- |                                  |                              |                                  |                              |                             |
|----------------------------------|------------------------------|----------------------------------|------------------------------|-----------------------------|
| 1 ENTRANCE HALL<br>6'-5" x 9'-3" | 2 KITCHEN<br>7'-11" x 8'-11" | 3 LIVING ROOM<br>15'-2" x 15'-1" | 4 BEDROOM<br>11'-3" x 10'-4" | 5 BATHROOM<br>6'-0" x 7'-8" |
| 6 LAUNDRY                        |                              |                                  |                              |                             |



ROBERTSON BUILDING  
UNIT 102

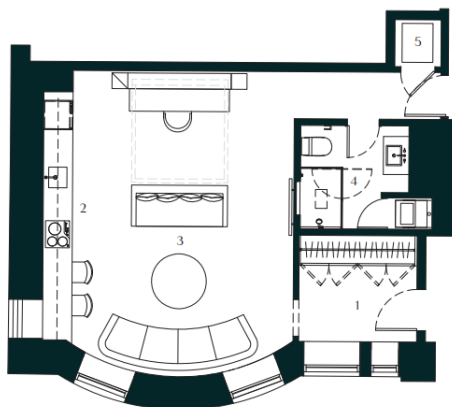
FAFARD

0 BEDROOMS  
1 BATHROOMS

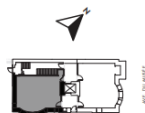
INTERIOR  
734 SQ. FT

EXTERIOR  
0 SQ. FT

TOTAL  
734 SQ. FT



- |                                   |                             |  |                             |           |
|-----------------------------------|-----------------------------|--|-----------------------------|-----------|
| 1 ENTRANCE HALL<br>6'-11" x 9'-3" | 2 KITCHEN<br>19'-7" x 3'-1" | 3 BEDROOM/LIVING ROOM<br>21'-8" x 13'-5" | 4 BATHROOM<br>7'-9" x 8'-6" | 5 LAUNDRY |
|-----------------------------------|-----------------------------|--|-----------------------------|-----------|



ROBERTSON BUILDING  
UNIT 201

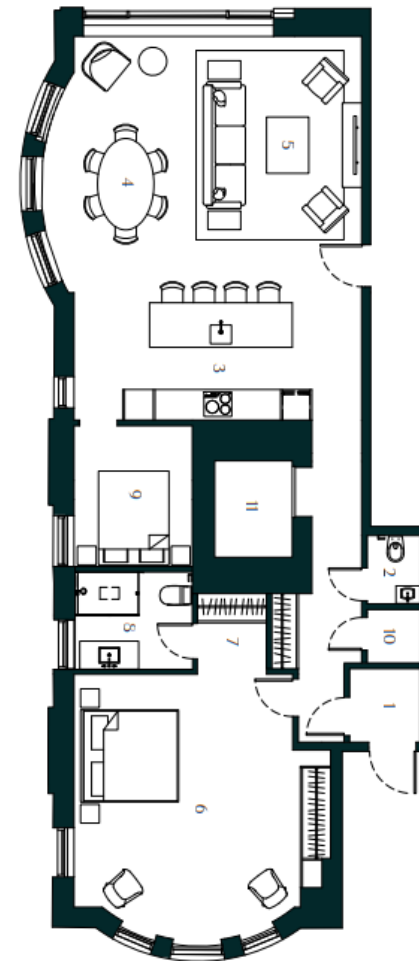
CÉSAR

2 BEDROOMS  
2.5 BATHROOMS

INTERIOR  
1548 SQ. FT

EXTERIOR  
0 SQ. FT

TOTAL  
1548 SQ. FT



- |                                      |                                    |                                    |                                     |                                  |
|--------------------------------------|------------------------------------|------------------------------------|-------------------------------------|----------------------------------|
| 1 ENTRANCE HALL<br>7'-3" x 6'-1"     | 2 POWDER ROOM<br>3'-9" x 5'-0"     | 3 KITCHEN<br>20'-5" x 10'-7"       | 4 DINING ROOM<br>9'-5" x 16'-9"     | 5 LIVING ROOM<br>13'-1" x 16'-9" |
| 6 MASTER BEDROOM<br>15'-8" x 13'-10" | 7 WALK-IN CLOSET<br>3'-5" x 4'-12" | 8 MASTER BATHROOM<br>8'-1" x 7'-7" | 9 SECOND BEDROOM<br>7'-8" x 10'-10" | 10 LAUNDRY<br>3'-9" x 3'-4"      |
| 11 ELEVATOR                          |                                    |                                    |                                     |                                  |



3454 du Musée Avenue

Robertson – Floors 1&2



ROBERTSON BUILDING

UNIT 301

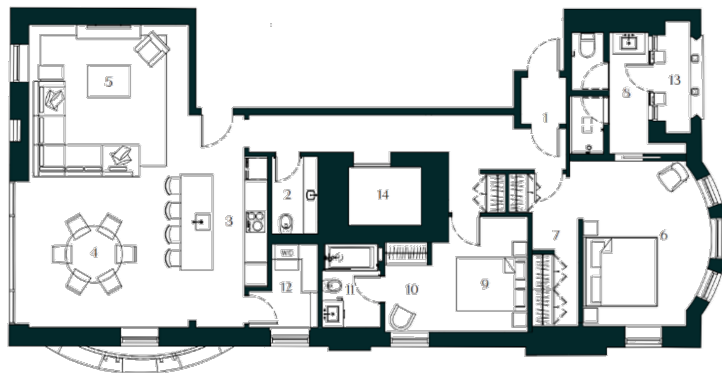
LÉGER

2 BEDROOMS  
2.5 BATHROOMS

INTERIOR  
1803 SQ FT

EXTERIOR  
39 SQ FT

TOTAL  
1833 SQ FT



- |                                      |                                    |                                     |                                     |                                    |
|--------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|
| 1 ENTRANCE HALL<br>7'-9" x 4'-3"     | 2 POWDER ROOM<br>7'-8" x 4'-1"     | 3 KITCHEN<br>14'-0" x 9'-8"         | 4 DINING ROOM<br>12'-6" x 13'-0"    | 5 LIVING ROOM<br>15'-1" x 15'-5"   |
| 6 MASTER BEDROOM<br>15'-6" x 11'-8"  | 7 WALK-IN CLOSET<br>10'-2" x 4'-0" | 8 MASTER BATHROOM<br>11'-9" x 6'-8" | 9 SECOND BEDROOM<br>10'-10" x 8'-2" | 10 WALK-IN CLOSET<br>8'-6" x 6'-0" |
| 11 SECOND BATHROOM<br>7'-9" x 4'-11" | 12 LAUNDRY<br>7'-9" x 6'-6"        | 13 BALCONY<br>30 SQ.FT.             | 14 ELEVATOR                         |                                    |



ROBERTSON BUILDING

UNIT 401

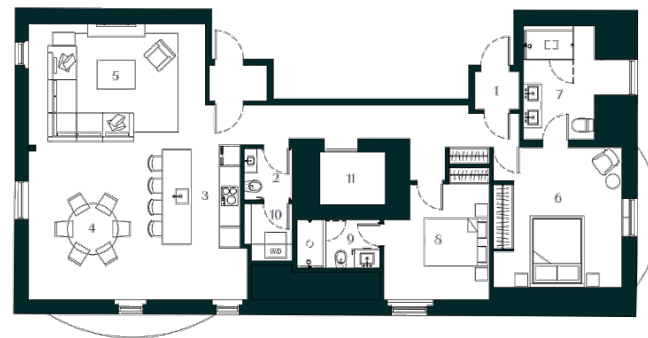
FRINK

2 BEDROOMS  
2.5 BATHROOMS

INTERIOR  
1824 SQ FT

EXTERIOR  
0 SQ FT

TOTAL  
1824 SQ FT



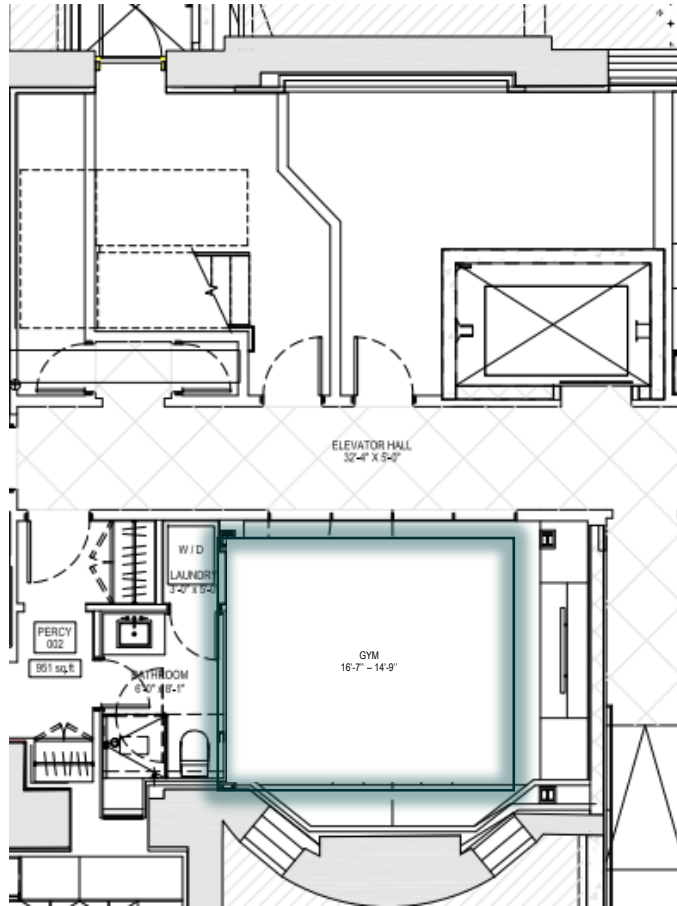
- |                                     |                                     |                                     |                                    |                                   |
|-------------------------------------|-------------------------------------|-------------------------------------|------------------------------------|-----------------------------------|
| 1 ENTRANCE HALL<br>7'-5" x 5'-11"   | 2 POWDER ROOM<br>5'-4" x 4'-6"      | 3 KITCHEN<br>16'-5" x 9'-8"         | 4 DINING ROOM<br>12'-5" x 12'-0"   | 5 LIVING ROOM<br>14'-6" x 16'-11" |
| 6 MASTER BEDROOM<br>14'-2" x 14'-4" | 7 MASTER BATHROOM<br>11'-7" x 9'-4" | 8 SECOND BEDROOM<br>12'-3" x 10'-0" | 9 SECOND BEDROOM<br>4'-10" x 9'-9" | 10 LAUNDRY<br>6'-0" x 4'-6"       |
| 11 ELEVATOR                         |                                     |                                     |                                    |                                   |



Robertson – Floors 3&4

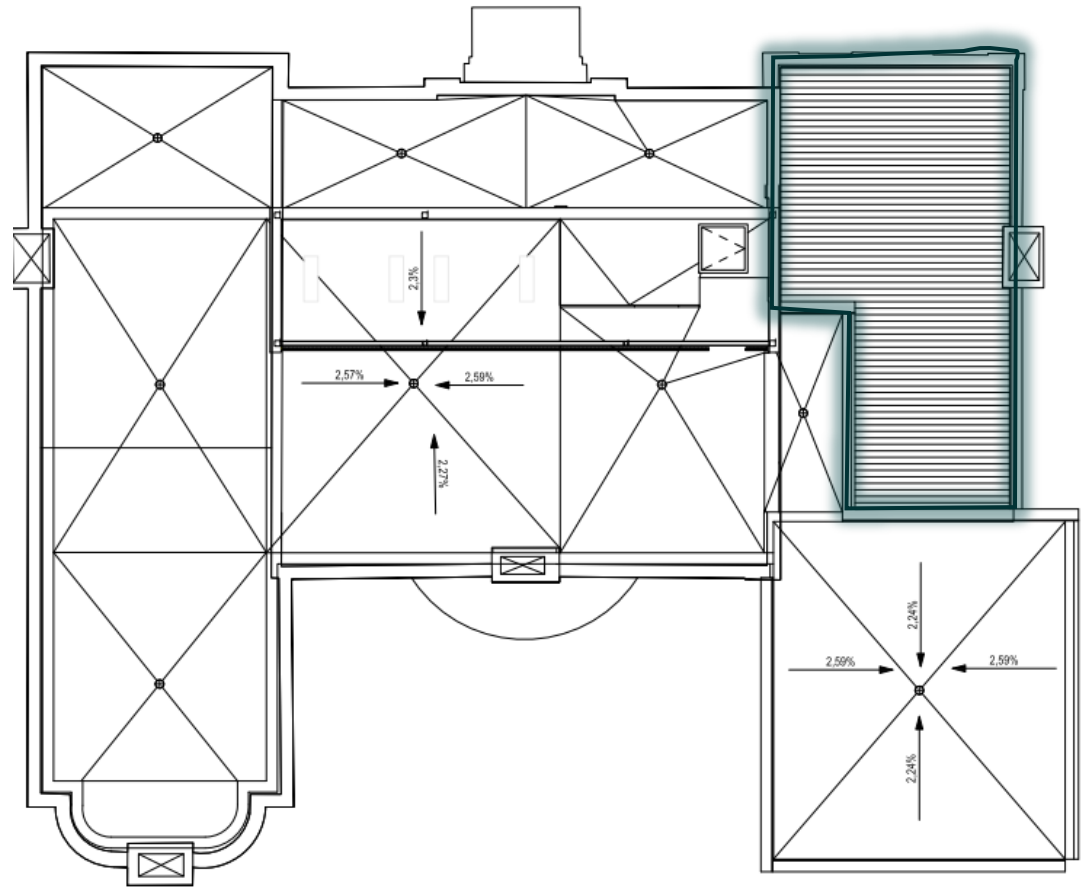
3454 du Musée Avenue





Percy – SS1

Gym



Percy

Rooftop Terrace