



Stanstead



PRAGMA
I M M O B I L I E R

Press Release
For immediate publication

Launch of housing development project « *Les Terrasses de Stanstead* »

Stanstead, January 31, 2023 - Pragma Immobilier is pleased to announce the launch of phase one of their housing development project « Les Terrasses de Stanstead ». The small-home, energy-efficient housing project is located in Stanstead in the Eastern Townships.

According to Mr. Marc-André Boivin, president of Pragma Immobilier "The challenge of finding affordable, good-quality housing over the last few years has inspired us to create a new lifestyle that facilitates access to property for first-time homebuyers in addition to offering an interesting alternative for retired or semi-retired individuals seeking to downsize their home size."

From the town's perspective, Mr. Jody Stone, mayor of Stanstead is thrilled to see the project taking shape. "Housing is among our top priorities and we are proud to be working with Pragma and watch their « *Terrasses de Stanstead* » come to life. It is both creative and practical, in addition to meeting an important need in the Town of Stanstead. We feel the winds of change blowing and are proud to be a part of it."

The project has already attracted residents from outside the region who plan to relocate in 2023. The Pragma team offers special thanks to the mayor and municipal council members as well as to general manager Mr. Jean-Charles Bellemare and assistant general manager Hughes Ménard for their precious collaboration in the project.

Anyone interested in the *Terrasses de Stanstead* project is invited to review the information in the following annex and to contact Pragma Immobilier by email at: pragma.ventes@gmail.com to learn more and see available lots.

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ANNEX | *Terrasses de Stanstead*

Project overview:

- 21 lots available, varying between 3,900 – 7,000 ft², starting at \$21,500 plus tax;
- Municipal regulation allowing the construction of small homes (615 ft² and up) to enter into effect;
- Streets and municipal services (sewer and water) already in place;
- Construction on heated slab or standard foundation with basement;
- Designs are being finalized on our three exclusive home models varying between 650 and 800 ft² and will be revealed in the coming weeks;
- Choose your plan and build in 2023 with our partner L&H Maîtres Constructeurs Inc. with one of the following options:
 - Turn-key delivery;
 - Building of structure and exterior finishing only.
- Mortgage financing available with possibility of 5% minimum downpayment.

Regional Attractions:

- Direct access to bike path and « *Tomifobia Nature Trail* »;
- Public access to Lake Memphremagog just 5 minutes away:
 - Weir Memorial Park;
 - Beach for swimming;
 - Boat launch at federal dock;
 - Kayaking and stand-up paddling.
- Dufferin Heights golf course just a few kilometres away;
- 25 minutes from Magog ;
- 5 minutes from the American border and Highway 55;
- 1.5 hours from Champlain Bridge