

# The Future's Much Brighter When You Rent

LepineApartments.com



★★★★★  
LÉPINE

*Your Stage for Life's Play*

# Give Your Family the Future They Deserve Today!

Why pay exorbitant interest fees to a bank, tie yourself down, and risk pushing your family finances underwater with a costly mortgage? You don't have to lie awake at night counting the dollar signs going out the window.

Move into a family sized Lepine apartment in one of Ottawa's best neighbourhoods and watch them thrive in an amenity-rich environment while your savings compound.



## Mortgaging vs Renting

1 450 Sq.ft. 3 Bed, 1.5 Bath  
**\$630K Townhouse**

1 430 Sq.ft. 2 Bed, 2 Bath, Family Room  
**Lépine Apartment Home**

5 Year Mortgage ..... 5.6% fixed

3% rent increase/yr ..... 5 Year Lease

Min. Downpayment + Fees ..... **\$51,860**

**\$7,150** ..... Max. Rent Deposit

Mortgage, Utilities, Taxes  
 (Min. Housing Costs) ..... **\$4,810/month**

**\$4,150/month** ..... Rent, Utilities, Insurance  
 (Max. Housing Costs)

Total 5 yr Cost of Mortgaging ..... **\$340,300**

**\$248,900** ..... Total 5 yr Cost of Renting

Realtor fees after 5 years ..... **\$17,390**

**You'll spend \$108,800 less when renting!\***

Listen to Our  
**EXPERTS ON CALL**  
 Interview on 580 CFRA



Scan here  
 to listen!



\*Calculations based on average data comparing the cost of mortgaging and maintaining a \$630k townhome vs a similar sized Lepine apartment over a 5-year period; individual results may vary.

# Value for Money

	New Townhome	New Lépine Apartment Home
<b>Construction Quality</b>	Shared wood-frame floors and walls	Whisper quiet concrete exterior/interior walls, and floors
<b>Appliances</b>	Optional add-on	High-efficiency oven, microwave, dishwasher, washer/dryer come included
<b>A/C</b>	Optional add-on	Heating/AC included (submetered electrical utility usage)
<b>Recreational Space</b>	Basement	Library, games lounge with card tables, billiards, and TV, reception hall with catering kitchen
<b>Outdoor Space</b>	Private balcony	Private balcony and public roof top sundeck terrace with BBQs
<b>Green Space</b>	A city park nearby	On-premise courtyards, gardens, lawn games, gazebos, BBQs, playgrounds
<b>Home Fitness Space</b>	None	Professional fitness centre, yoga studio, sauna, change rooms with lockers (a la carte fitness training)*
<b>Pool</b>	None	Indoor saltwater pool (a la carte aquafit lessons)**
<b>Mail</b>	Neighbourhood mail box	Lobby mail room and secure parcel-delivery lockers
<b>Parking</b>	Small car garage	Secure underground parking
<b>Storage</b>	None	On-premise storage lockers, bicycle storage rooms
<b>Maintenance</b>	None	On-premise superintendent, admin and maintenance staff
<b>Barrier Free Accessibility</b>	None	Certified

\* Fitness offerings vary by location

\*\* Not present at all Lepine properties



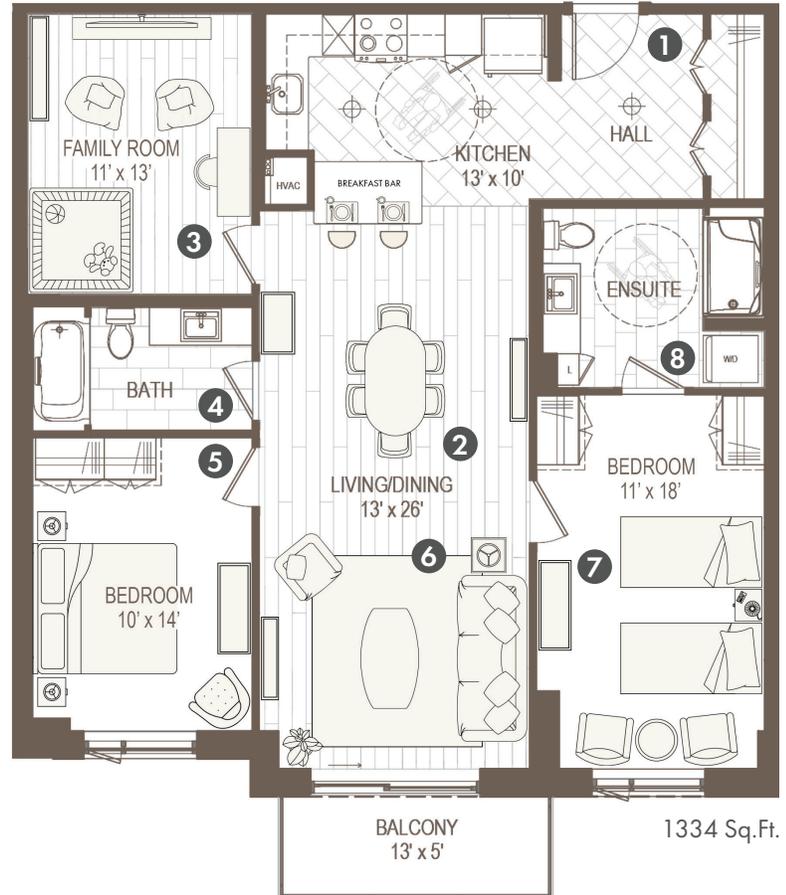
**Kitchen:** Functionality meets fun with modern appliances and ample counter space, making meal prep a joyful family activity. The open design makes it easy to share the love of good food together.

**Living and Dining:** The spacious living and dining area has ample room for laughter-filled gatherings and family meals. Its open layout encourages togetherness, creating the perfect backdrop for shared moments.

**Family Room:** Your family room is the bustling hub for endless family adventures. With ample space for playtime, study sessions, and cozy movie nights, it effortlessly transforms to suit your family's evolving needs.

**Bedrooms:** The primary bedroom is a serene retreat amidst life's excitement, allowing you to recharge after busy days and ensuring restful nights. Its spacious layout has space for a queen size bed and plenty of room for storage.

**Bathrooms:** Whether it's quick showers for busy mornings or baths for the kids at bedtime, your Lepine apartment bathroom features a spacious layout and modern fixtures to make your routine a breeze.





Games Lounge



Courtyard



Fitness Centre



Underground Parking



Yoga Studio



Saltwater Pool



Sauna



Reception Hall

Disclaimer:  
Amenity offerings vary by location

Call 1.888.453.7463 or  
visit a Lépine Apartment Near You



**Renfrew**



**Kanata**



**Barrhaven**



**Kanata**



**Carleton Place**



**Smiths Falls**

# Take Control of Your Financial Destiny

Make decisions with confidence when you have a personalized financial plan!

Contact our concierge for a private introduction to the Rideau Wealth Group team and get your free personalized financial plan today!

613-627-2121

[Concierge@LepineApartments.com](mailto:Concierge@LepineApartments.com)



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