





**LEFORESTA SAINT-SAUVEUR**

[www.leforesta.com](http://www.leforesta.com)

Développement Foresta

[www.developpementforesta.com](http://www.developpementforesta.com)

© 2022 Développement Foresta inc. All rights reserved

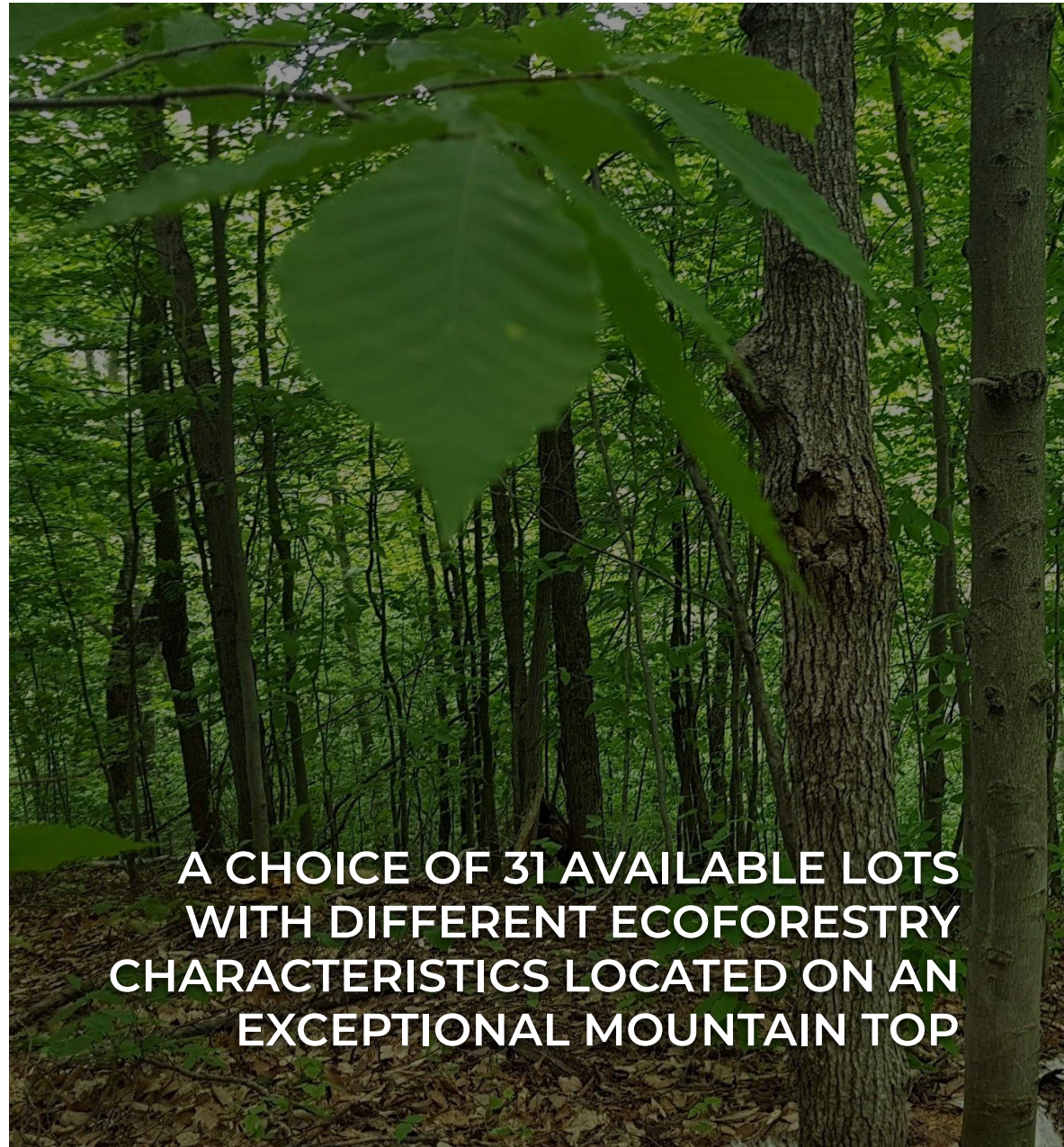




Our projects are imprints of who we are.



Homes shown may include optional accessories and products available at additional cost. Images of homes and products are for illustrative purposes only and may differ from actual product.



**A CHOICE OF 31 AVAILABLE LOTS  
WITH DIFFERENT ECOFORESTRY  
CHARACTERISTICS LOCATED ON AN  
EXCEPTIONAL MOUNTAIN TOP**



## ENJOY A DREAM SANCTUARY

The Leforesta Saint-Sauveur project is a micro-community in the heart of an area to discover.

The configuration of this development in a densely wooded environment will allow you to enjoy the tranquility of the place while being close to everything and a quick access to highway 15.

Real estate project of 30 residential lots.

- ❖ Underground electrical, telecommunication infrastructure including high speed internet access and cable TV.
- ❖ Overall development unified with the forest and the topography of the site.
- ❖ Protection of forest cover and control of deforestation protected by easement.
- ❖ Notarized access to Lac des Chats
- ❖ Relaxation and sports common area adapted to your lifestyle
- ❖ Unique contemporary architecture in symbiosis with the site and its components, favoring the solemnity of materials.
- ❖ Privacy of each home avoiding vis-à-vis and conservation of a maximum of forest cover and natural woodlands.

Construction mandate required by Development Foresta with the purchase of a lot. Visit [leforesta.com](https://leforesta.com) for more details, availability and land prices.



A PROJECT PROPOSING HEALTHY  
LIVING SPACES WHERE LIVING  
EACH DAY FULLY AND FREELY  
BECOMES A REALITY



## MORE THAN JUST A PIECE OF LAND, A LIVING ENVIRONMENT THAT SUITS YOU

Discover and live in an intimate, high quality living environment with all the space you need to live fully and freely with nature. Located on an exceptional summit a few minutes away from downtown Saint-Sauveur, the Leforesta Saint-Sauveur project is composed of 30 densely wooded lots of 1 to 3 acres each. Some of them offer a breathtaking view of the valley and the surrounding area. All have a splendid view of the surrounding nature.

The development has a walking trails network of more than 2 kilometers accessible to the community that is planned within the project in order to fully enjoy nature.

Enjoy access to Lac des Chats for non-motorized outdoor activities. Stay active by taking advantage of the common areas dedicated to relaxation and sports while enjoying nature.

Settling at Leforesta means above all opting for quality by choosing a concept that stands out. It also entails choosing a carefully designed urbanism in order to leave all the space to the beauty of nature.

Choose your land now and start designing your dream sanctuary.

Construction mandate required by Development Foresta with the purchase of a lot. Visit [leforesta.com](https://leforesta.com) for more details, availability and land prices.

# A LIVING ENVIRONMENT IN HARMONY WITH NATURE

Reserve your privileged location among our currently available lots.

All of the lots are densely wooded and have slopes ranging from 5% to 25%, allowing for garden level constructions that integrate with the slope on several of them.

As each lot is unique in terms of orientation, topography and slope, our team is here to guide you in the implementation and design of your home according to the different characteristics of each lot and to ensure compliance with the construction and development standards of the project.

The new streets are designed to limit the use of embankments and to preserve and enhance the natural features of the site by integrating them into the design concept.



Construction mandate required by Development Foresta with the purchase of a lot. Visit [leforesta.com](http://leforesta.com) for more details, availability and land prices.





Visit [leforesta.com](https://leforesta.com) for more details, availability and land prices.



- Légende**
- Ligne de lot
  - Sentiers pédestres<sup>1</sup>
  - Nouveau bâtiment
  - Espace parc
  - ▭ Chemin d'accès
  - Cours d'eau intermittent

**CONSTRUCTION AND DEVELOPMENT STANDARDS**

All property owners within the project are subject to building and development standards in order to provide a quality of life for residents that reflects the overall project and to ensure the protection of forest cover and natural areas.

<sup>1</sup> The projected trail routes are for illustrative purposes only and may differ from the actual route. The route may be subject to change at any time without notice.

**AVAILABLE LOCATIONS**

Lot	Height difference <sup>1</sup>	Altitude <sup>2</sup>	Orientation <sup>3</sup>	Houses <sup>4</sup>	Dimension
Lot 1	23%	408 m	South-West	U1 U3	57 573 sq.ft. (5 351 m <sup>2</sup> )
Lot 2	15%	421 m	South-West	U1 U3	49 366 sq.ft. (4 586 m <sup>2</sup> )
Lot 3	18%	425 m	South-East		48 125 sq.ft. (4 473 m <sup>2</sup> )
Lot 4	20%	414 m	South-East	U2 U3	54 059 sq.ft. (5 024 m <sup>2</sup> )
Lot 5	23%	412 m	South-East	U2 U3	64 560 sq.ft. (6 000 m <sup>2</sup> )
Lot 6	25%	411 m	South-East	U2 U3	64 838 sq.ft. (6 026 m <sup>2</sup> )
Lot 7	25%	405 m	North-East	U1 U3	64 837 sq.ft. (6 026 m <sup>2</sup> )
Lot 8	25%	399 m	North-East	U2 U3	43 184 sq.ft. (4 013 m <sup>2</sup> )
Lot 9	24%	402 m	North-East	U2 U3	43 076 sq.ft. (4 003 m <sup>2</sup> )
Lot 10	24%	406 m	North-West	U1 U3	43 230 sq.ft. (4 018 m <sup>2</sup> )
Lot 11	17%	413 m	North-East	U2 U3	44 933 sq.ft. (4 176 m <sup>2</sup> )
Lot 12	15%	415 m	North-West	U2 U3	32 499 sq.ft. (3 019 m <sup>2</sup> )
Lot 13	9%	417 m	South-West		37 720 sq.ft. (3 504 m <sup>2</sup> )
Lot 14	2%	424 m	South-West		43 680 sq.ft. (4 060 m <sup>2</sup> )
Lot 15	1%	421 m	South-East		32 492 sq.ft. (3 020 m <sup>2</sup> )
Lot 16	4%	419 m	South-West		33 098 sq.ft. (3 076 m <sup>2</sup> )
Lot 17	17%	414 m	South-East	U2 U3	47 469 sq.ft. (4 412m <sup>2</sup> )
Lot 18	17%	411 m	South-East	U2 U3	46 998 sq.ft. (4 368m <sup>2</sup> )
Lot 19	24%	402 m	South-West	U1 U3	87 576 sq.ft. (8 139 m <sup>2</sup> )
Lot 20	24%	395 m	South-West	U2 U3	128 952 sq.ft. (11 984 m <sup>2</sup> )
Lot 21	25%	384 m	South-West	U1 U3	105 971 sq.ft. (9 849 m <sup>2</sup> )
Lot 22	25%	377 m	North-West	U1 U3	102 785 sq.ft. (9 553 m <sup>2</sup> )
Lot 23	22%	398 m	South-West	U1 U3	64 712 sq.ft. (6 014 m <sup>2</sup> )
Lot 25	17%	410 m	North-West		43 728 sq.ft. (4 062 m <sup>2</sup> )
Lot 26	17%	400 m	South-West		44 184 sq.ft. (4105 m <sup>2</sup> )
Lot 27	17%	392 m	North-East	U1 U3	44 202 sq.ft. (4 107 m <sup>2</sup> )
Lot 28	17%	388 m	South-West		43 881 sq.ft. (4 079 m <sup>2</sup> )
Lot 29	24%	378 m	North-East	U2 U3	64 600 sq.ft. (6 004 m <sup>2</sup> )
Lot 30	24%	363 m	North-East	U1 U3	86 403 sq.ft. (8 030 m <sup>2</sup> )
Lot 31	20%	369 m	North-West	U1 U3	65 457 sq.ft. (6 081 m <sup>2</sup> )

<sup>1</sup> Represents the approximate difference in level of the buildable area of 20 meters x 30 meters.

<sup>2</sup> Represents the approximate elevation at the lowest point of the proposed house location.

<sup>3</sup> Represents the proposed orientation of the house according to the orientation of the land slopes.

<sup>4</sup> Represents the typical unit proposed for this lot. Visit [leforesta.com](http://leforesta.com) for more details on available units.





**DK**  
**-A** **UNIQUE HOMES BY**  
**DKA ARCHITECTS**

## A HOME UNIQUE TO YOUR LIFESTYLE

Discover our houses, exceptional homes thanks to their extraordinary architecture and intelligent design adapted to modern life. A bright refuge in the heart of the forest, our homes have everything you need to make you want to stay.

The units are offered in a variety of configurations and styles to suit all tastes. Each one offers the same attention to detail combined with durable materials and high quality finishes.

They are characterized by a modern interior design that favors linear trends and harmonizes with a contemporary architecture that is built around a modular configuration. Sleek and luxurious living areas to fully enjoy each season that comes your way.

Our houses are presented as a typical architecture of the project and are entirely customizable according to your preferences. The architecture is contemporary in symbiosis with the site and its components, with a focus on soberness materials.

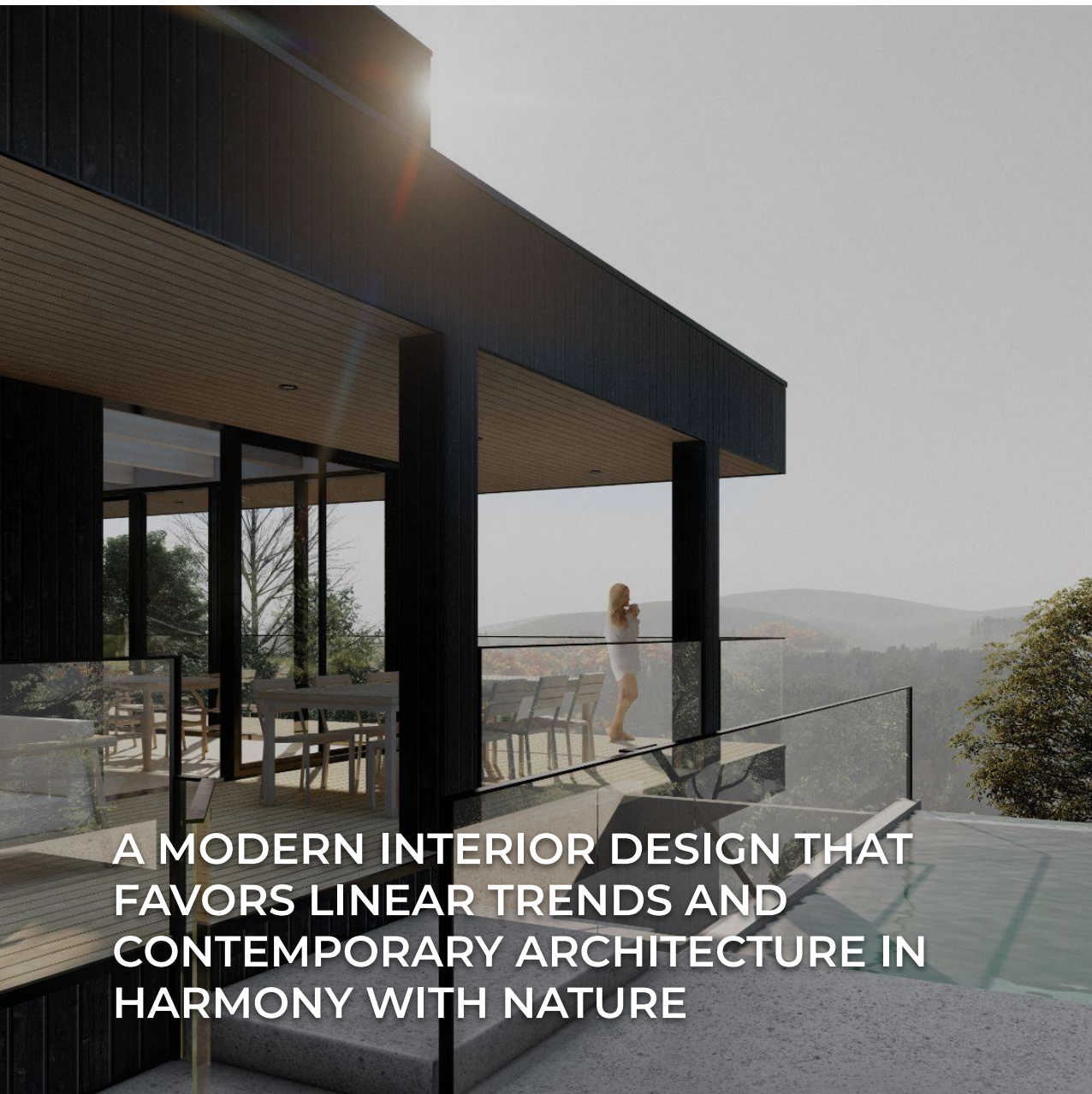
Our team is present to accompany you in the creation process in accordance with the project architectural standards, the characteristics and the orientation of your land.

You are involved from the beginning and are part of every step of the project.

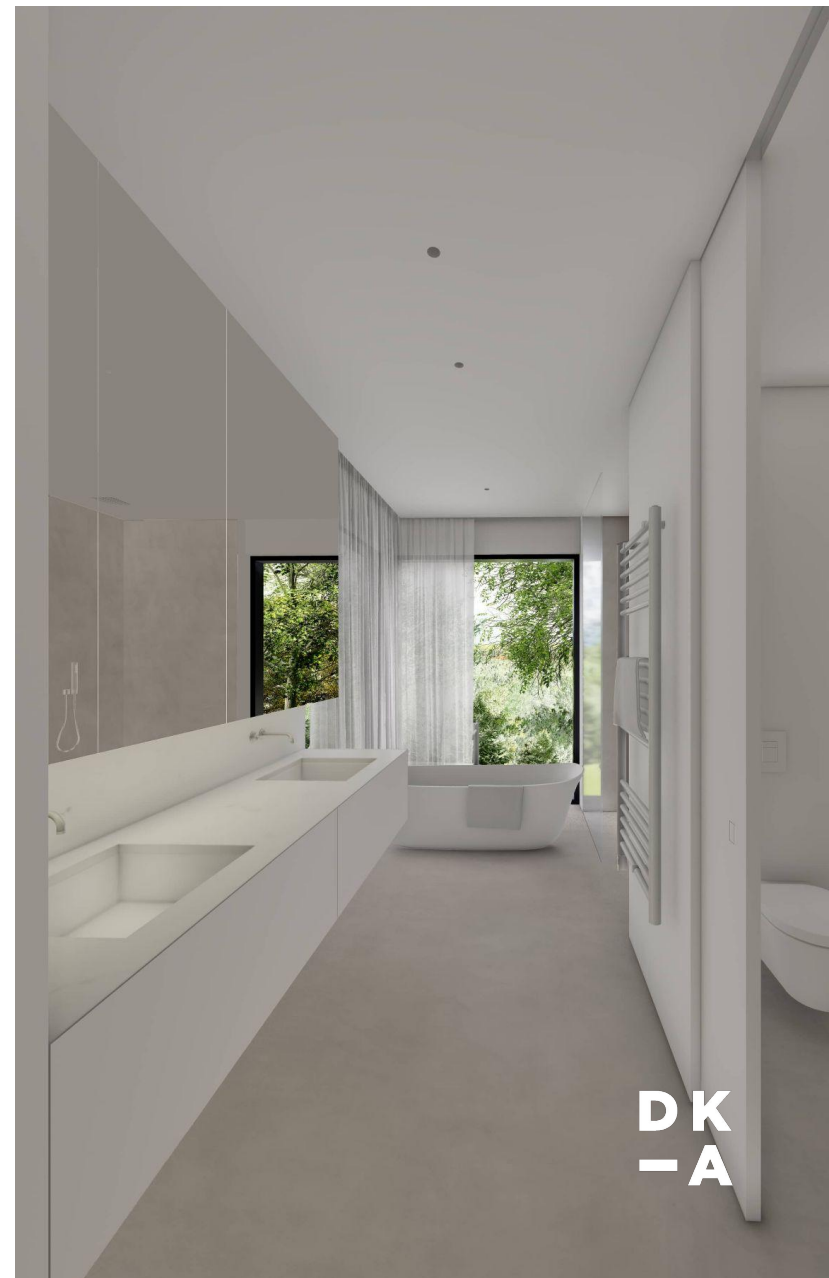
Visit [leforesta.com](http://leforesta.com) for more details on available plans, configurations and models.



DK  
-A



**A MODERN INTERIOR DESIGN THAT  
FAVORS LINEAR TRENDS AND  
CONTEMPORARY ARCHITECTURE IN  
HARMONY WITH NATURE**



**DK  
-A**

Images shown are artist representations for illustrative purposes only and may differ from actual product.

## OUR CONSTRUCTOR

With over 25 years of excellence recognized by the APCHQ! Recipient of the APCHQ's Platinum Award, a distinction that highlights 25 consecutive years of excellence, Constructions Pierre Filion assures you of the quality of a certified master builder.

With 25 years of experience in personalized and prestigious residential construction. A recognized player in the housing sector in the Laurentians, the name Constructions Pierre Filion has circulated since its founding by word of mouth, as a guarantee of quality. Its projects and its reputation for excellence have stood the test of time in Prévost, Piedmont, Sainte-Anne-des-Lacs, Saint-Sauveur, Saint-Jérôme, Morin-Heights and Saint-Hippolyte.

Proudly built by our master builder



Images shown are artist representations for illustrative purposes only and may differ from actual product.





## THE PROMOTER

Because it has never been so important to feel good at home, our mission is to offer you residential units in which you feel perfectly comfortable and always zen in your living environment.

We are a young and dynamic company specialized in the development and realization of residential real estate projects offering a superior quality of life. We believe that the development of a real estate project must first and foremost give birth to a new community that subscribes to the principles of sustainable development. We bring together experienced creators and partners around innovative and eco-responsible real estate projects in order to rethink the way we conceive our neighborhoods and our living environments.

Because we care about nature. Each new community will leave a footprint we are proud of and change the future in its own way.





A PRIME LOCATION IN A DYNAMIC  
COMMUNITY CLOSE TO ALL  
SERVICES



Located 13 minutes from downtown and close to several ski resorts, spas and attractions



Located only 45 minutes from Montreal, Saint-Sauveur will charm you with its warm welcome, its dynamism and its relaxing atmosphere



# LIVE SAINT-SAUVEUR

As early as 1827, the first settlers settled and discovered the full potential of the Saint-Sauveur valley located in the Laurentian region. Since then, Saint-Sauveur has become an active year-round resort.

Whatever the season, discover a multitude of pleasures that the Saint-Sauveur Valley has to offer. This magnificent region of mountains, lakes and wide open spaces, located only 45 minutes from Montreal, will charm you with its warm welcome, its dynamism and its relaxing atmosphere. The list of activities offered by Saint-Sauveur is only limited by your imagination!

The Saint-Sauveur Valley is also home to boutiques with a special cachet, diverse art galleries, gustatory pleasures, festivals and various shows!

Le Sommet Saint-Sauveur ski resort overlooking a vibrant valley and the village of Saint-Sauveur has the most advanced snowmaking system in North America and the most records for the longest ski season in Eastern Canada.







LIVING SPACES IN HARMONY  
WITH NATURE

Visit [leforesta.com](https://leforesta.com) and reserve your location now.



## SALES SERVICE

---

### Leforesta Saint-Sauveur

[vente@developpementforesta.com](mailto:vente@developpementforesta.com)

Phone: 514-400-8013

[www.leforesta.com](http://www.leforesta.com)

### Sales Representative

Eric Gagnon, real estate broker and advisor

Phone: 514-800-4052

**ENGEL & VÖLKERS**  
**ERIC GAGNON**

## GENERAL INFORMATION

---

### Développement Foresta

[info@developpementforesta.com](mailto:info@developpementforesta.com)

Phone: 514-400-8013

Fax: 514-418-4421

[www.developpementforesta.com](http://www.developpementforesta.com)

## CUSTOMER SERVICE

---

### Développement Foresta

[service@developpementforesta.com](mailto:service@developpementforesta.com)

Phone: 514-400-8013



RBQ: 5798-3009

