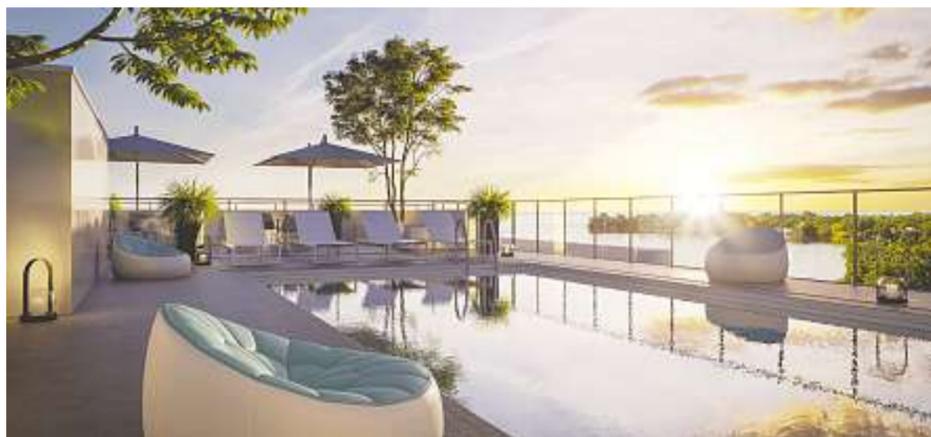




The four-phase Kubik Pointe-Claire project is already well on its way to transforming the east end of Valois Village, with Phase 2 almost sold out and set for delivery in August, while Phase 3 is slated for delivery in early 2021. *ARTIST'S RENDERINGS (4): COURTESY OF KUBIK POINTE-CLAIRE*

KUBIK POINTE-CLAIRE

Construction to start this summer on Phase 3



Phase 3 residents of Kubik Pointe-Claire condominiums will enjoy a rooftop pool with stunning views of the lake.

JOEL CEAUSU

With a growing community of homeowners rising on the 172,000-square-foot lot at the east end of Valois Village, Kubik Pointe-Claire has helped forever change the face and feel of the neighbourhood.

When completed, the 320 condominiums in the four-phase project are expected to bring some 700

people to an area long recognized as due for transformation and revitalization. The project by Groupe Shapiro and ZA-NE Construction has already begun to do that in a big way, completing and delivering the first phase last fall, with Phase 2 almost sold out and set for delivery this August.

Last year, sales director Mike Colacone said the Kubik project was being viewed as a catalyst for

the area. “We leveraged the success of Phase 1 and Phase 2 to go right ahead with our third phase,” he said.

Construction is slated to kick off this summer on the bigger building, rising 10 storeys with 104 units, compared to the earlier 61-condo six-storey structures.

Rising on the southern end of the lot, which once housed a rundown commercial property, Phase 3 is already one-third sold, and will rise higher than its sister phases to offer upper levels with magnificent southern views of Lac St-Louis, while still offering all the features and highlights of the rest of the project.

When completed, all four phases will enjoy a magnificent interior courtyard — a veritable oasis designed by landscape architects Version Paysage and featuring benches, a pool, a putting green, walking paths, community gardens and more. It’s all part of Kubik’s 140,000 square feet of landscaped space and will be accessible to all residents after Phase 3 is delivered in early 2021.

Condos range in size from 628 square feet to 1,350-square-foot three-bedroom units, but there’s not much demand for those larger condominiums in this location,



Phase 1 of Kubik Pointe-Claire is delivered and occupied, with Phase 2 (in the foreground) almost completed and scheduled for delivery in August. *JOEL CEAUSU, SPECIAL TO THE MONTREAL GAZETTE*



The interior courtyard will feature an outdoor pool accessible to all residents of Kubik Pointe-Claire.



Kubik Pointe-Claire’s Phase 3 building will rise higher than its two predecessors, to 10 storeys with 104 units.

“... It’s the quality and the location — the area is beautiful. People love this part of the West Island and the proximity to downtown is fantastic. It’s only 25 minutes by train to Lucien-L’Allier station...”

said Colacone. While large — often three-bedroom — units seem to be the rallying cry for projects around the greater Montreal area, what most people are seeking in this area are beautiful layouts and quality construction in one- and two-bedroom condos.

“Here, we don’t see as much of a demand for families to buy a condominium — not on the West Island,” Colacone said, “While buyers of earlier phases included many locals who were downsizing, now he is seeing more first-time buyers who love the location and proximity to the train and highway.”

“For young professionals and younger and older couples, it’s the quality and the location — the area is beautiful,” he said, adding: “People love this part of the West Island and the proximity to downtown is fantastic. It’s only 25 minutes by train to Lucien-L’Allier station with the (Valois) train station, a few minutes away by foot.”

Located in the triangle formed by Sources Boulevard, and Donegani and Cardinal Avenues, Kubik rises above Highway 20, so commuters travelling by car will also be delighted.

With a post office across the street, mom-and-pop shops as well as established brand retailers in proximity, a pedestrian bridge over the highway to Lac St-Louis,

and the existing bike path coming by the project, more people are looking to Kubik as a prime model of Montreal island suburb living.

Sometimes though, the love of the area and appreciation of its location hails from much farther away.

Raymond and Denise Doré sold their single-family home in Gatineau to retire in the Montreal area, and after visiting several island suburbs fell in love with Pointe-Claire. “It’s only 20 minutes from downtown, the airport and the suburban train,” Denise said, adding that “Vieux Pointe-Claire charmed us.”

The snowbirds didn’t want to wait to make the move, so they rented a unit in Kubik’s first phase while waiting for their two-bedroom condo to be completed in Phase 3.

“It’s the location,” she said. “Near Lac St-Louis and walking distance to the train.”

Phase 3 condos sell for \$234,900 to \$560,000 and include taxes, a parking spot, kitchen appliances, air conditioning and storage space. Each unit has a balcony or private terrace with large windows for plentiful natural light.

Phase 3 condo fees are 24 cents per square foot.

Each phase boasts a lounge and modern well-lit fitness centre, as well as a 2,500-square-foot furnished rooftop terrace with barbecue stations and hot tubs. But Phase 3 will also boast a rooftop heated pool, offering its residents an exclusive sunbathing spot and awesome poolside views, while still providing the option of going down to take a dip in the heated courtyard pool 10 storeys below — accessible to all residents upon completion of Phase 3 in 2021.

Inside, Kubik offers clean and contemporary finishes with designs that buyers appreciate: quality kitchen cabinetry, quartz countertops, smart layout, abundant light, high ceilings, large kitchen islands, individual air conditioning, engineered and laminate flooring options and more — all in a fully concrete building with soundproofing that is so effective, Colacone said, that it surprises most visitors to the site.