

YOUR SIGNATURE RESIDENCE BY
LE GROUPE MAURICE

LE FÉLIX
VAUDREUIL-DORION



LeFelixVaudreuilDorion.com/en



Your space, your moment, your retirement.

As you move forward in life you're approaching a period where important decisions await you. One such decision might be finding a new living environment. It's a choice that only you can make for yourself. Here, it's about your space. Take the time to read, explore and reflect on what you truly want. You don't have to rush into choosing a fulfilling retirement. So let's start exploring Le Félix together with an open and curious mind, ready to discover the many opportunities that lie ahead.

Enjoy the journey...

For complete information, visit
LeFelixVaudreuilDorion.com/en

Why us?

“For over 25 years, Le Groupe Maurice has been providing living options that cater to the needs of retirees seeking a more active and fulfilling lifestyle. Prior to our inception, the retirement accommodations available didn’t quite meet the desires of the majority of seniors, who craved independence and a vibrant life. I felt a calling to change this, to create living spaces that are radically different from what existed in the past.

My vision was to create residences where people would enjoy life like never before!

Today, I am thrilled to see individuals regaining their vitality after settling into one of our residences. It is a rare and truly precious experience to sense so much happiness and joy in one place.

To all future retirees, I sincerely hope that you find a living space that brings you endless laughter, new friendships, exciting adventures and fulfilling projects.

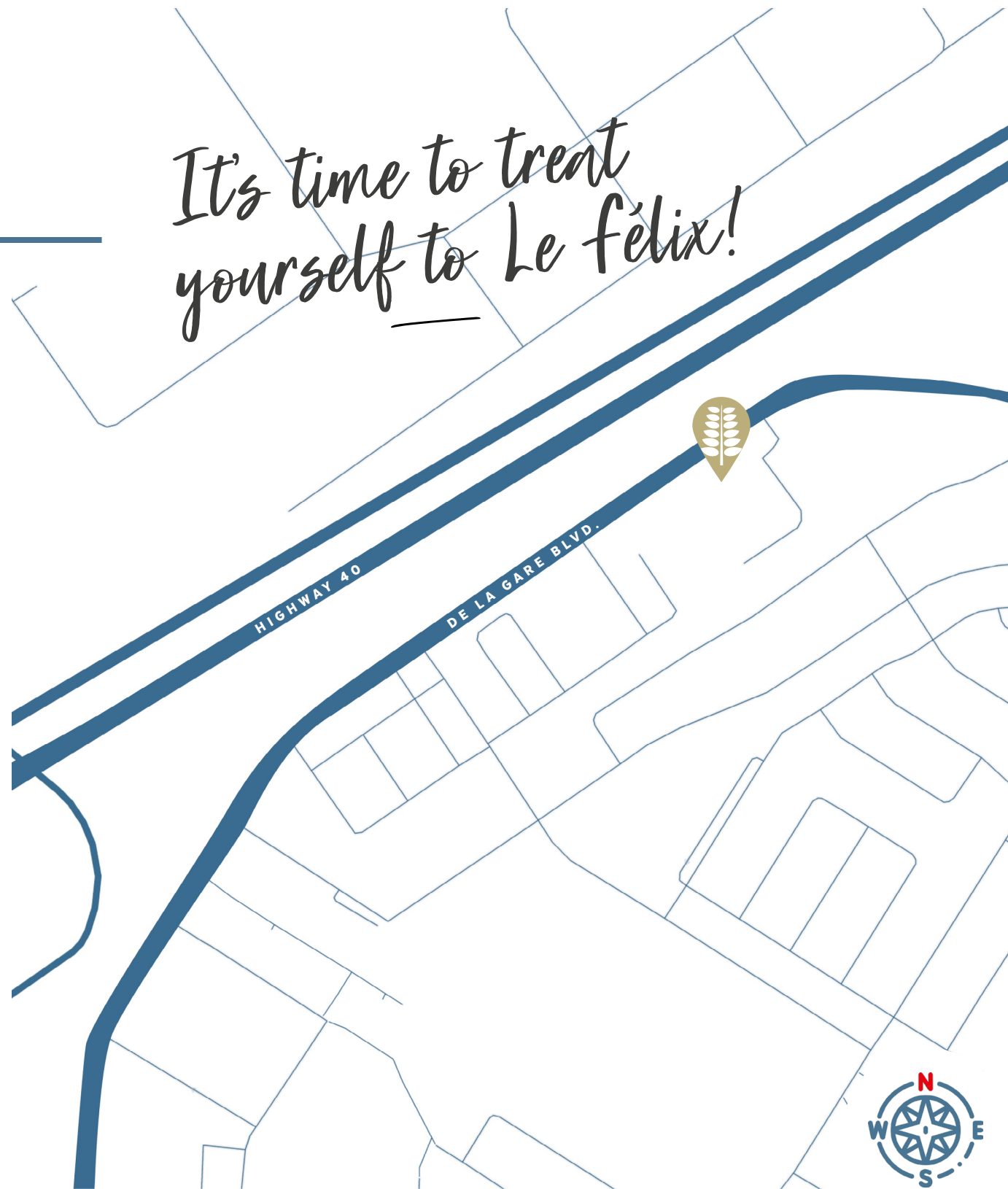
On behalf of myself and my dedicated team, I warmly welcome you to Le Félix!”

LUC MAURICE

Visit [LeGroupeMaurice.com/en](https://www.LeGroupeMaurice.com/en)



It's time to treat yourself to Le Félix!



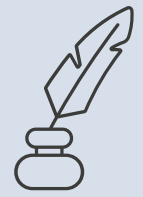
**PLEASURE
PERSONIFIED**

The name of this residence, as it suggests, pays homage to the renowned Quebecois singer-songwriter, Félix Leclerc. In fact, for about a decade, he lived just a few kilometers from the residential complex. Moreover, the name Félix is derived from Latin, meaning “happy”. Isn’t this a sign of a charming and peaceful retirement? The name of the residence and its botanical logo seal the deal!

A city of art and culture

ON THE ROAD TO VAUDREUIL

Vaudreuil-Dorion is a welcoming city bordered by the Ottawa River and the Lake of Two Mountains. It’s a lively community, well-connected, and known for the quality and diversity of its services. Everything ultimately comes together here to satisfy your every whim... and even your dreams.



ODE TO SPRING

Félix Leclerc’s influence goes beyond the mere naming of the residence: one of his magnificent poems is also featured on the wall of the main lounge, enriching and, we hope, inspiring the daily lives of the residents. It’s a fitting homage to this esteemed artist and a delight for music aficionados but also poetry lovers alike!



*Our comfort.
Our joy.
Our home.*



5 FLOORS
208 APARTMENTS
27 CARE UNITS

In perfect harmony



LIVE LARGE AT LE FÉLIX

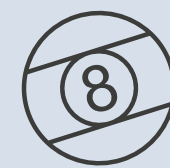
Le Félix has become a true landmark since its opening in 2010. Situated in front of Les Avenues Vaudreuil shopping centre and close to the Dorion-Rigaud train station, this residence grants you access to a retirement lifestyle perfectly attuned to your passions. This symbol of comfort and warmth, close to all amenities, allows you to tailor your daily life as you wish. The classic elegance of the five-story building, its beautifully landscaped gardens, the quality of its services and the harmonious ambiance of its surroundings give it a unique atmosphere, worthy of Félix Leclerc's finest songs!



Multiply your moments of happiness

UNCOMMON COMMON AREAS

Your living environment doesn't just stop at your apartment! At Le Félix, you expand your living space thanks to several bright and welcoming common areas, where you can experience moments that will enchant your daily life. Everything has been designed to unleash your imagination, so that you can create all kinds of happy occasions for yourself.



NOT ENOUGH HOURS IN A DAY

Whether you're fond of intellectual, cultural, social or physical pursuits, there's no scarcity of choices. In fact, your days will seem too short to be able to enjoy everything that's available. Swimming, billiards, barbecue nights, gourmet dinners... your every interest is satisfied!





A GROUPE MAURICE FIRST

Have you heard of the KINESIQ fitness machine? This state-of-the-art exercise equipment, specially designed to help prevent falls, offers Le Félix residents the opportunity to improve their physical condition while maintaining their independence for even longer!

KINESIQ



DELIGHTFULLY DELICIOUS DINING

At every Le Groupe Maurice residence, the pleasure of eating is brought to life by using fresh, seasonal, and local ingredients to create flavours that delight the palate. Our desire is to provide you with exquisitely prepared dishes by our chefs, served with care at your table. It's something we call "Orientation fraicheur"!



TABLE SERVICE



CREATIVE CUISINE





To settle in.
True to myself.
Me, as I am.

Your very own space

Your apartment is your personal haven where you can indulge in your desires. Tailor it to your taste in every little detail, so that each room exudes its unique colour and ambiance! Every unit has been thoughtfully designed with your preferences in mind, to make you feel right at home the moment you walk in the door.



WELL-DESIGNED SPACES

When aesthetics and functionality converge, a sense of well-being is achieved. Your apartment will make you feel it every day.

ELEGANT TOUCHES

We refused to compromise on comfort or style while crafting your apartment. High-quality materials and finishes adorn your dwelling, which is yours and yours alone.

ACCOMMODATING AMENITIES

Moving into an apartment with your own appliances can be quite the hassle. Here, they're all included! Just set up your furniture and decor and you'll feel right at home, right from the start.

CHOICES GALORE

We're pleased to spoil you with a plethora of choices while living in Le Félix. Whether you want to clean and cook for yourself, or leave it to us, the decision is yours. Here, you have the freedom to enjoy almost everything your way!

PLEASE REFER TO OUR PRICE LIST FOR COMPLETE DETAILS ON INCLUDED AMENITIES AND OPTIONAL SERVICES



At one with nature's beauty

CONNECTING WITH YOUR INNER SELF

Each of our residences are recognized for their lush gardens and magnificent landscaping. At Le Félix, you'll find yourself surrounded by sumptuous green spaces endowed with mature trees, swings and a pretty pergola. Draw inspiration, relaxation, and serenity... alone, or with loved ones, family, or friends!

*A calm garden.
Alive with lush greenery.
Radiating tranquility in every colour.*

Shops and services nearby...

**GROCERY STORES
CLOSE AT HAND**



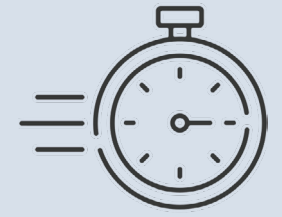
**RESTAURANTS WITHIN
WALKING DISTANCE**

... FOR A FRESH SLICE OF APPLE PIE!

The joy of life at Le Félix wouldn't be complete without everything that surrounds it. Just a stone's throw away, you'll find your favourite shops, services and restaurants dispersed throughout a large shopping centre. Everything you need is within reach! Le Félix offers a retirement that never misses a beat, entirely orchestrated for you!



**RESIDENTIAL AREA
BEHIND THE RESIDENCE**



**LITERALLY
MINUTES AWAY**

Les Avenues Vaudreuil
shopping
Grocery stores
Restaurants
Banks
Beauty salon
Dental clinic
Optician
Hardware store
Bookstore



**OPTICIAN
NEARBY**

LOCATION

3223 de la Gare Boulevard
Vaudreuil-Dorion, Quebec J7V 0L5

Tel.: 450 455-7889
Fax: 450 455-7813

info@lefelixvaudreuildorion.com | LeFelixVaudreuilDorion.com/en



One step at a time, we want to move forward, with others, to improve and support sustainable development initiatives. To do our part. Which is why we are committed to the ESG principle in business.

Environment: Preserving the environment by fighting climate change; and with regards to sustainability, avoiding the wastage of water, energy, materials, etc.

Social: Being oriented towards social responsibility and respect for human rights; valuing health, safety, inclusion, diversity, equity, etc.

Governance: Demonstrating the board of directors' sense of responsibility; combating corruption, controlling executive compensation structure, etc.

DISCOVER EVEN MORE ABOUT US!

For further details regarding our residences, visit:
LeGroupeMaurice.com/en/Residences



You can also learn the latest news about your residence by downloading the **THÉIA** app from Le Groupe Maurice!



Using 133 kg of Rolland Enviro Print paper - made from 100% sustainable recycled fibres - has yielded the following environmental savings (in the printing of 500 brochures):

1 metric ton of wood
3 trees

1 cubic metre of water
10 ten-minute showers

7 GJ of energy
28,082 60W light bulbs
on for 1 hour

227 kg of CO₂ emissions
904 km travelled by car

2 kg of NMVOC
1,116 km travelled by car

These data were provided by the paper manufacturer.
FSC® is not responsible for the calculations of resources saved by using this paper.