THE NEIGHBOURHOOD OF

Réserve Étoilée

EAST ANGUS · ESTRIE

A complete neighbourhood at the entrance to East Angus: **lots, new homes and multi-residential**, surrounded by parks, trails and nearby shops.

136	up to 260	30,304 m²	3
residential lots	apartments and condos 40 rentals + up to 220 units	of parks and natural areas	anchor stores next door Super C · Jean Coutu · Dollarama

Living at Réserve Étoilée

A diverse neighbourhood
Single-family homes, townhouses, semi-detached homes, duplexes, 40 rental apartments from 2027, then condos or rentals.

Shops next door
Adjacent commercial hub (not part of the project): Super C and Jean Coutu open, Dollarama coming soon, phase 2 planned.

Walk everywhere
Most homes are a few minutes' walk from the shops and the park.

Over 30,000 m² of nature
A large park, walking trail, bike path and conservation area.

Planned daycare
A site reserved for a daycare (CPE) in the heart of the neighbourhood.

Well connected
At the entrance to East Angus, near routes 112, 214 and 253, about 15 min from Autoroute 610.

Three ways to settle in

01

Buy a lot
27 single-family lots to build on with the contractor of your choice. Eligible for the Town's $4,000 program.

PGL Agence immobilière

02

Buy a new home
Townhouses and semi-detached homes sold turnkey by our partner builders.

Belleau · Lachance · SF2P

03

Develop multi-residential
Two lots offered by the promoters: up to 220 units, up to 4 storeys, rental, condo, 55+ or seniors' residence.

Metanova · Fontaine-Gélinas Bâtisseurs

Conceptual plans and illustrations, subject to final approval by the Town of East Angus. Actual layout may vary with the topography. Fact sheet — November 2026.

See available lots
RESERVEETOILEE.CA

RÉSERVE ÉTOILÉE NEIGHBOURHOOD

Who sells what, and how to buy

LOTS	TYPE	YOU BUY	FROM
27	**Single-family**	**Lot** Build with the contractor of your choice	PGL Agence immobilière
56	**Townhouse**	**Finished home** Prices, models and schedule from the builder	Constructions Christian Belleau 17 townhouses + 26 semi-detached Les Entreprises Lachance 39 townhouses Construction SF2P 12 semi-detached
38	**Semi-detached**		
8	**Southwest sector** 4 semi-detached and 4 duplexes	**Lot or home** Builder to be confirmed	PGL Agence immobilière
5	**Eight-plex** 40 rental apartments	**Apartment for rent** Available starting in 2027	Construction JTD Aubé inc.
2	**Multi-residential** up to 220 units	**Lot to develop** Project adjustable to the investor or buyer	The promoters Metanova · Fontaine-Gélinas Bâtisseurs
136	**residential lots · 42 semi-detached in total (38 + 4 in the southwest) · up to 260 apartments and condos**		

Potential financial assistance

$4,000 TOWN OF EAST ANGUS	Municipal program for building a new single-family home.
$50,000 UP TO · FEDERAL	GST rebate for eligible first-time buyers. Full up to $1M, reduced between $1M and $1.5M, none above.
$5,875 UP TO · QUÉBEC	Refundable tax credit that reimburses the land transfer duty (“welcome tax”) for eligible first-time buyers.

Subject to eligibility. Confirm amounts with the relevant authorities, your notary or your accountant.

Good to know

- Streets, water and sewer in place; Hydro-Québec connection planned for spring 2027.
- Each lot is labelled with the last three digits of its lot number (6 745 xxx).
- Lot areas and availability to be confirmed with the brokers or builders.
- Plans are for illustration only and not contractual; official boundaries are those of the cadastre.

Multi-residential development

Two lots offered by the promoters. Size, siting and configuration tailored to the investor or buyer, subject to standards and approvals.

Rental · Condo · 55+ living · Seniors’ residence (RPA)

220 units max.	**4** storeys max.	**2.7%** vacancy, Sherbrooke CMA*

Formats of 8, 16 or 24 units, or any other suitable format.

A growing seniors market: 22.9% of Haut-Saint-François residents are 65 or older** (Québec: 20%), and Estrie is projected to reach 28% by 2051***.

*CMHC, Rental Market Report, Oct. 2025 · **Estrie Public Health, 2021 data · ***ISQ, Demographic Projections, 2024 ed.

LOTS · PGL AGENCE IMMOBILIÈRE

Jean-Luc St-Martin · **514-473-2422**
Marlena Francis · **514-451-4236**

SALES OFFICE

On site, by appointment

PROMOTERS

Metanova Experts-Conseils · Brossard
514-222-3444 · metanova.ca

Fontaine-Gélinas Bâtisseurs · Saint-Hyacinthe
450-773-5282 · fgbatisseurs.com

Explore in 3D
Interactive plan and available lots
reserveetoilee.ca

Information provided for reference only and subject to change without notice. Subdivision plan version 18 and lot list: November 2026.

RÉSERVE ÉTOILÉE NEIGHBOURHOOD · SUBDIVISION PLAN

Lots by use

VERSION 18 · NOVEMBER 2026
136 RESIDENTIAL LOTS



Plan for illustration only, not contractual. Official boundaries are those of the cadastre. Plans subject to final approval by the Town of East Angus.

Lots by buyer / builder



Single-family lots and southwest sector: PGL Agence immobilière · Eight-plexes: 40 rental apartments from 2027 · Multi-residential: offered by the promoters.