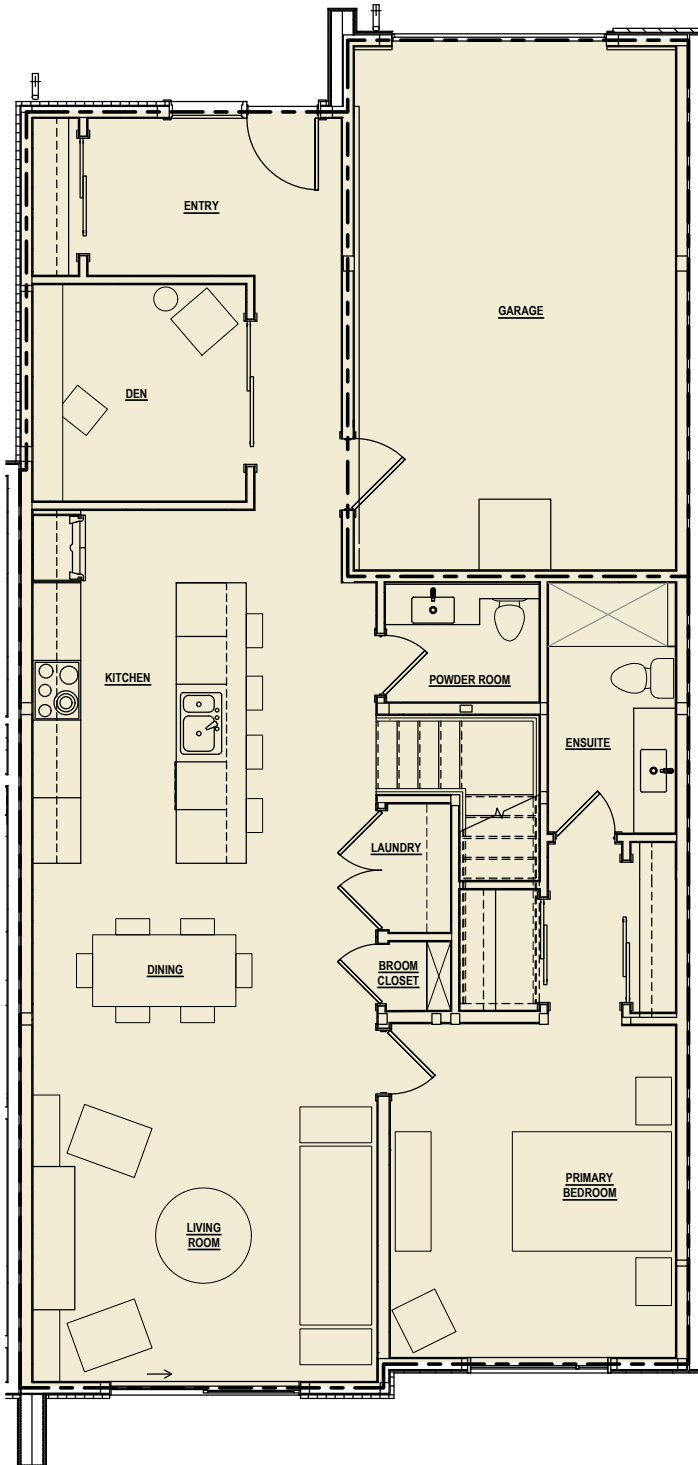


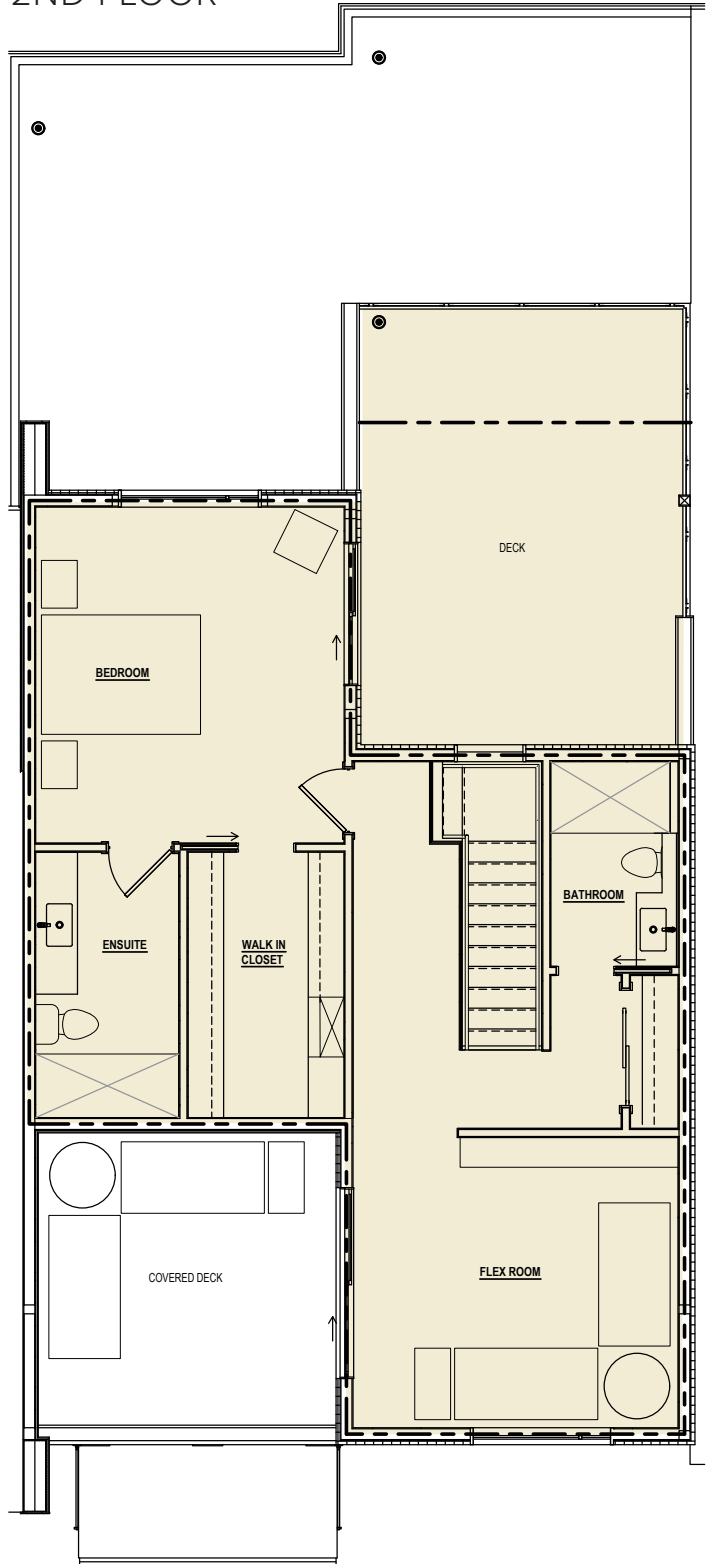
B – DUO FLEX UNIT 2/3 BED + DEN

Unit 102 – 1,935 sq ft
Unit 111 – 1,930 sq ft
Unit 112 – 1,931 sq ft

1ST FLOOR



2ND FLOOR





Systems and Energy

- Electric Heat Pump and Gas Forced Air Furnace in each unit with smart home features and control from your phone. 3 heating and cooling zones in the two storey DUO Units with each primary suite having customizable temperature settings.
- On Demand Hot Water
- In Floor heating in the ensuite washrooms
- Automatic under cabinet lighting in ensuite washrooms
- Rough-in for Electric Vehicle Charging in each garage
- Full Samsung appliance package with Induction Range included in purchase price (Also roughed in for Gas range)
- Linear Gas Fireplace in all units

Extra sound separation between units – 6 steps to a quieter space

- 2 – 2" x 6" walls between the units (Increased from the code requirement of 2" x 4" walls) with a one inch gap between them.
- 12 inches of insulation between units (Increased from the code requirement of 8")
- Two layers of drywall on each side of the partition wall
- Green acoustic glue applied between the two layers of drywall
- Acoustic putty around all of the electrical outlets in the partition wall
- Acoustic sealant where the drywall meets the floor framing

Strata- Rentals, Pets and Fees Overview

- Long term rentals are allowed – 6 month minimum
- Pets are allowed (Up to a total of two cats or dogs)
- Strata fees for single story units – \$330.58 - \$362.20 per month calculated based on square foot area of unit.
- Strata fees for two storey DUO units – \$514.56 - \$540.43 per month calculated based on square foot area of unit.

Strata fees include: Building insurance, water, sewer, garbage, landscaping, snow removal, exterior building maintenance and contingency fund towards larger repairs