



## APPLEWOOD ESTATES SPECIAL INCLUDED FEATURES SUMMARY

### EXTERIOR

- Front covered porches on all units.
- Rear covered pressure treated decks with brick privacy dividing walls between units.
- Main floor maintenance-free exterior stone and brick.
- Colour frame coordinated windows thru out.
- Coloured maintenance free double steel insulated overhead garage door with windows & handles.
- High quality sound proofing system between units.
- Reinforced concrete porch tops and cold cellars.
- Front landscaped beds.
- Oversized garages for longer vehicles or work area.

### INTERIOR

- Basement walls with ½ “closed cell foam board & framing with full insulation on inside of foundation.
- Leak-by installed on all exterior basement walls and basement floors.
- Exterior basement walls electrical and drywall ready.
- Builders standard 5 1/4” baseboards and 2 3/4” casings finished in white
- Fiberglass front door with decorative ½ glass.
- Raised great room/kitchen ceilings and masters bedrooms in Oxford and Waterloo units.
- Completely finished main floor laundry rooms.
- Glass and tile shower as per plans.
- Comfort height energy efficient water saver toilets.
- Water shutoffs on all fixtures.
- Three line water system, with hard water to kitchen sink and exterior taps.
- Luxurious maple or oak wood frames panel insert kitchen doors with pantry.
- Laminate counter tops from builders’ samples.
- Drawers above bottom cabinet doors where available and choice of dishwasher rough-in or cabinet as per plan.
- Under cabinet LED lighting, and crown molding
- Slow close doors and drawers
- Forced-air, high efficiency gas-fired furnace.
- ECM furnace motor for lower operating costs.
- HRV (Heat Recovery Ventilation System) interconnected with furnace.
- Central air system in all units.

### FEE SUMMARY

Utilities will be as a regular home, with garbage and recycling also.

Budget condo monthly fee:

Phase 1 – \$159.95  
Phase 2 -- \$132.08  
Phase 3-- \$132.05  
Phase 4-- \$128.70  
Phase 5-- \$124.20

**\*\* Once all units are completed fees should remain similar to Phase 5 rate depending on inflation and Board of Directors decisions.**

**\*\* All purchasers will be required to contribute a one-time \$250 reserve fund fee for the purpose of increasing the reserve fund.**

### Fee's include

1. **Building fire insurance, owner insurance will be reduced.**
2. **Complete Lawn and landscaping maintenance.**
3. **Street snow removal, driveway by additional contract.**
4. **Professional property manager.**
5. **Miscellaneous Repairs (common elements only)**
6. **Street lighting and maintenance**
7. **Financial Audit Fees**
8. **Administrative Expenses & bank fees**
9. **Reserve Fund Study required by condominium act.**
10. **Performance Audit required by condominium act**
11. **Reserve Fund Contributions from Common Expenses**

