

**SPANWEST IS EXCITED TO ANNOUNCE THEIR
NEWEST HUMBOLDT PROJECT!**



9th STREET (OLD HOSPITAL SITE)

Exciting new location. The Augustina is the second of a 4 phase development. It is an incredible master plan surrounded by the new St. Elizabeth Park. 20 Well appointed homes. A choice of appealing home sizes.

Exclusive Marketing by



306-682-5535

THE AUGUSTINA

BUILDING: The Augustina is a four-storey condominium with a ground-level, heated parkade and 20 suites above on the second, third and fourth floors. The building includes elevator access to all floors and a comprehensive sprinkler and fire alarm system. Superior materials and construction methods (such as our eight-inch concrete floors and dual party wall systems) provide excellent soundproofing and fire protection. Other safety & security features include a carbon monoxide detection system in the parkade & a secure entrance system.

CONDOS: Our two bedroom homes offer a variety of layouts to choose from. Every suite boasts a spacious balcony and storage units. Corner units come with wrap around balconies.

PARKING: Each suite comes with a designated parking space in our heated parkade with the option to purchase a 2nd stall outside with power & pavement. There will be a six car detached garage which units will be sold on a first come first serve basis.

FEATURES: Common areas include a bright, inviting lobby, exercise room, work/hobby room, and a furnished social room with a small fridge, sink and microwave. Great space for those times you have a larger gathering. Central location within walking distance to downtown.

Our valued clients enjoy the benefits of personalizing their new home. Our condos can be customized to suit your own personal taste – from fixtures to flooring, cabinetry to countertops. (If purchased before those procedures begin).

EXCELLENT VIEWS FROM ALL HOMES!



SUCCESS IN THE PAST!

- 1997– Parkview Place - 9th Ave., Humboldt
- 2010 – Fairway Fourteen Condo – Hwy 20, Humboldt
- 2011 – Backnine Villas – 11th Ave., Humboldt
- 2012 – Fairway Wood Estates – 11th Ave., Humboldt
- 2015 - Gabriela Estates - 9th St., Humboldt

WHO PAYS THE COMMON COSTS AND WHAT IS INCLUDED IN YOUR CONDO FEES?

- * Heat, Water & Sewer
- * Garbage
- * Snow Removal
- * Common Area Maintenance & Lighting
- * Intercom Lease
- * Building & Liability Insurance
- * Elevator Maintenance
- * Replacement Reserve

BILLS YOU PAY

- * Electrical
- * Telephone
- * Cable
- * Insurance on Contents
- * Property Taxes
- * Interior Maintenance of your Unit

CONDOMINIUM FEATURES!

- * You customize your decor, choice of flooring, cabinets and paint colours
- * Elevator
- * Wheelchair Accessible
- * Storage Room on Balcony
- * Concrete Core Floor (sound proofing and fire safety)
- * Workshop/Exercise Room & Social Room
- * Customized Floor Plans
- * In Home Laundry Room
- * Professionally Landscaped
- * All homes pre-wired for Cable & Satellite
- * Homes have Hot Water Heat
- * Sprinkler System Throughout Building
- * Security System
- * Homes have Wall Unit Air Conditioning
- * Forced Air Conditioned Hallways
- * Corner Homes have Wrap Around Balconies
- * Heated Parkade – Ground Level
- * Option to purchase an outdoor paved & electrified parking stall
- * Option to purchase one spot in a 6 car detached garage.

CONDO LIFESTYLE

- * Lifestyle Alternative
- * No longer worry about the cost and inconvenience of maintaining a single family home
- * You receive ownership and legal title, the same as buying any other home
- * In addition to owning your unit, you share ownership of all common areas of the building through your condominium's corporation

WHAT DO I OWN?

- * Individual dwelling unit plus proportionate shares of all common areas of building
- * Certain common areas such as balconies, storage sheds and parking spaces are owned and maintained by the Condo Corporation, but are for your exclusive use

WHAT IS A CONDO CORPORATION?

- * A condo corporation is constituted under the laws of the Province of Saskatchewan
- * Corporation is responsible for the management of the Condo
- * Every homeowner is a member of the Corporation
- * A Board of Directors is elected by homeowners, they oversee the activities of the corporation in accordance with its bylaws.

WHAT ARE BYLAWS?

- * Every condo must have bylaws which are the constitution of the Condo Corporation and govern its responsibilities and actions
- * Homeowners receive a copy of the bylaws when they purchase a unit and agree to abide by them

WHO PROVIDES ONGOING MAINTENANCE & MANAGEMENT OF PROPERTY?

- * Members of the Condo Corporation themselves or they may have a property management firm

