

THE AUGUSTINA



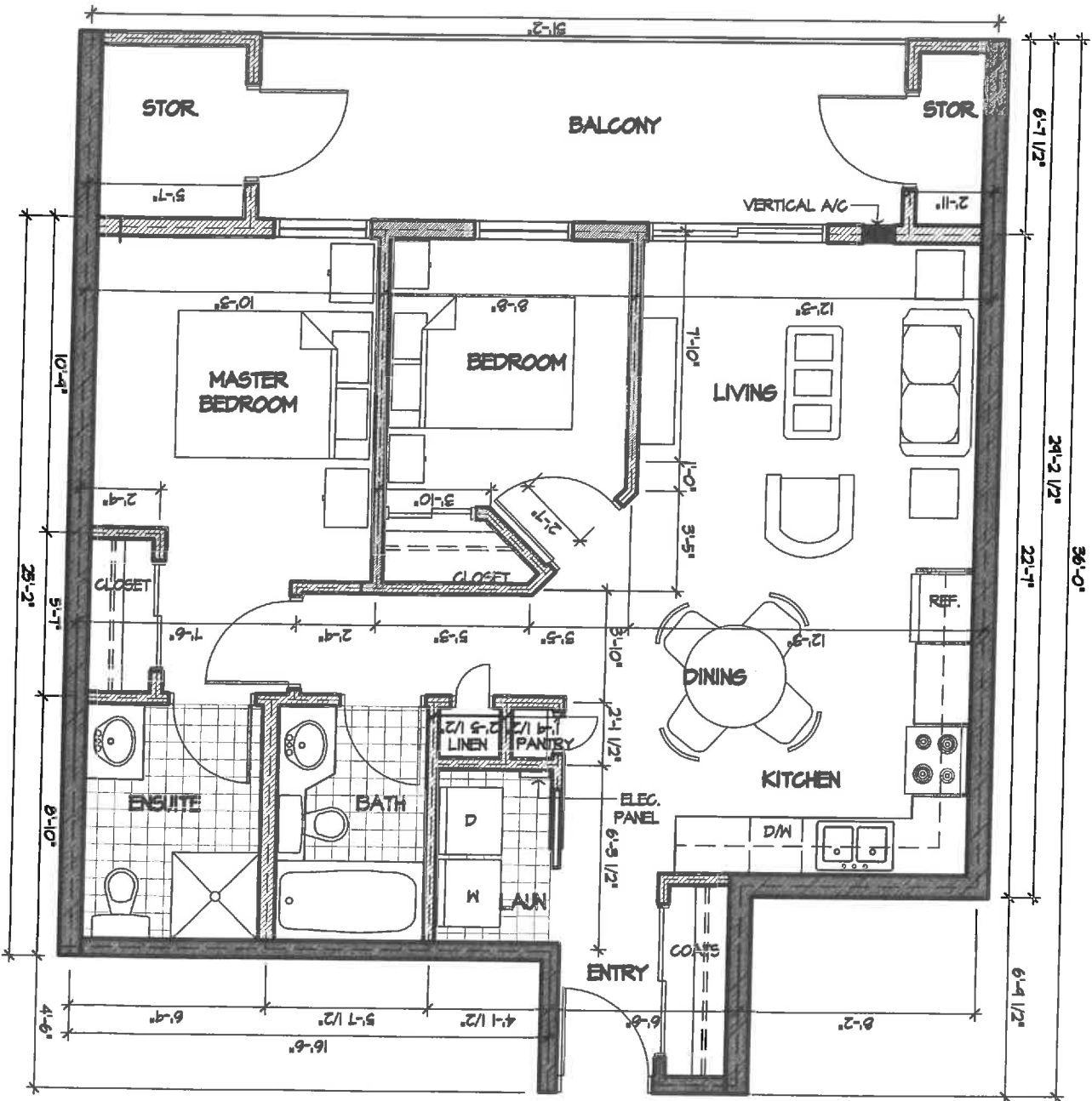
HUMBOLDT, SASKATCHEWAN

Date: April 8, 2016

Desc: Suite 302 Plan

Number: 302

of pages: 1 [SCALE 3/16"=1'-0"]



'ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY DUE TO SITE CONDITIONS'

FLOOR PLANS NOT TO SCALE

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

THE
AUGUSTINA

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. 21 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 21 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.

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!

- * 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

