



**STYLE
SAYS
IT
ALL...**



**SASKATOON'S
BEST-BUILT
DESTINATION
FOR LUXURY
LIVING**

YOUR BUYING CHECKLIST:

Some of the major factors you should consider when evaluating a new condominium home purchase include:

EXTERIOR:

How well built is the building? One of the common areas where contractors and builders “save money” is on the exterior finish systems. If there is “Acrylic Stucco”, then make sure it is a **full Acrylic System**. Some builders will use concrete stucco bases on wire, and then “finish coat” with the Acrylic layer:

- It saves them money
- It will potentially crack and need repair in a few years
- You lose most of the insulation value that is gained by using a full Acrylic System.
- If they are trying to cut corners here.... *Where else have they cut corners, that you can't see?*

INTERIOR:

If the building is “built to code”, you can expect a reasonable amount of “sound transfer”. The reason is that there is only a ‘bare minimum’ requirement for acoustic insulation in Saskatchewan’s building code.

Your ‘peace of mind’ needs to be considered, especially if you are moving from a single family home, that doesn’t have shared walls with neighbors. There are many “extras” that can be added to a building to improve sound dampening. See which ones your builder is using:

- Thicker than code floor joists: stiffen floors, reduce vibration and provide more room for sound insulation.
- Batt vs. blown insulation: blown will always settle... this creates ‘gaps’ that are nothing but air... *sound moves through air very well...*
- Concrete on floors: again, this further stiffens the floor, and adds another barrier.
- Sound Bar: this is part of a system that reduces the vibration of wall / ceiling panels. When sound vibrates the wall/ceiling panel, it becomes a “speaker”.
- Ceiling / floor insulation: is standard in most buildings, but make sure it is batt and not blown, which can settle and in ceilings, have “air pockets”.

STORAGE:

Simply put, “the more the better” however make sure that your deck isn’t taken up with storage closets. Look for secure storage, either in a basement or (if you are lucky enough) underground parkade. Also look for activity / fitness rooms so your treadmill and craft areas are not part of your home. This keeps things un-cluttered, clean and free of hobbyist “left-overs” hanging around.

Before you are ready to make an offer on your new home, take a look around the places you are viewing, and make sure you compare “apples-to-apples”. ***Use this checklist to help you...***

The Exterior:

	Aquaterra #2 Building	#3 Building
Has FULL DEPTH Acrylic Stucco (not just a "last ¼" coat of Acrylic)	√	<input type="checkbox"/>
Ample "Above-Ground" Guest Parking	√	<input type="checkbox"/>
Modern, Classy Building Exterior	√	<input type="checkbox"/>
Decks that are "Over-Sized", over 200 sq.ft.	√	<input type="checkbox"/>
Unique, stylish deck railings featuring glass-pane and steel railings?.	√	<input type="checkbox"/>
Building accents like up-scale stone work & features Like a waterfall & premium building sign?	√	<input type="checkbox"/>
Best Choice:	√	

The Deck:

	Aquaterra #2 Building	#3 Building
Is larger than 250 sq. ft	√	<input type="checkbox"/>
Is larger than 300 sq. ft	√	<input type="checkbox"/>
Has modern "Glass & Metal" railing	√	<input type="checkbox"/>
Supplied: Natural Gas BBQ hookup	√	<input type="checkbox"/>
Is the deck clear of noisy air conditioner Pump housings or wall-mounted units?	√	<input type="checkbox"/>
Is your storage unit off the deck, keeping it free?	√	<input type="checkbox"/>
Best Choice:	√	



The Construction:

	Aquaterra #2 Building	#3 Building
Are the interior walls "free" & <u>NOT 'load-bearing'</u> ? ✓	<input type="checkbox"/>	<input type="checkbox"/>
Are floor joists "Oversized" for a firmer floor? ✓	<input type="checkbox"/>	<input type="checkbox"/>
Is Insulation "Batted" to avoid air gaps & settling (a problem with blown-in insulation)? ✓	<input type="checkbox"/>	<input type="checkbox"/>
Are outside common walls built with staggered studs? ✓	<input type="checkbox"/>	<input type="checkbox"/>
Is the exterior stucco "Real" Acrylic Stucco, Using the full Acrylic System (doesn't crack & provides better insulation value)? ✓	<input type="checkbox"/>	<input type="checkbox"/>
Is there 1.5" additional insulation on the outside to provide additional insulation (R26 Exterior) ✓	<input type="checkbox"/>	<input type="checkbox"/>
Are the windows Dual-Glazed PVC Low-E for maintenance-free, heat & sound insulation ✓	<input type="checkbox"/>	<input type="checkbox"/>
Is there 1.5" of poured concrete on all unit floors to add rigidity & strength ✓	<input type="checkbox"/>	<input type="checkbox"/>
Is there secured, underground parking? ✓	<input type="checkbox"/>	<input type="checkbox"/>
Does the parking ramp have heated "de-icing"? ✓	<input type="checkbox"/>	<input type="checkbox"/>
Are there Blue-glass Railed Balconies? ✓	<input type="checkbox"/>	<input type="checkbox"/>
Are there Stone Exterior features and Accents to provide a luxurious, timeless elegance to the exterior? ✓	<input type="checkbox"/>	<input type="checkbox"/>
Is there a landmark Waterfall featured on the exterior? ✓	<input type="checkbox"/>	<input type="checkbox"/>
Best Choice: ✓		

Heating & Cooling:

	Aquaterra	#2 Building	#3 Building
Is the air conditioning centrally-located?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is there "in-floor" heating?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is there a minimum of 3 separate heating zones?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is there also "Forced-Air" heating & cooling to quickly heat / cool your home when needed?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is the "Forced-Air" heating & cooling ducted above, to provide better distribution of heating & cooling?	√	<input type="checkbox"/>	<input type="checkbox"/>
Best Choice:	√		

Structure & Maintenance:

	Aquaterra	#2 Building	#3 Building
Elevator Service to all building levels?	√	<input type="checkbox"/>	<input type="checkbox"/>
9 foot ceilings (except where mechanical & ducting is located)	√	<input type="checkbox"/>	<input type="checkbox"/>
Sound reduction technologies? (STC-53-61 "plus" Walls and Floors)	√	<input type="checkbox"/>	<input type="checkbox"/>
Is there a High efficient multi-stage boiler? (saves energy, cost, maintenance)	√	<input type="checkbox"/>	<input type="checkbox"/>
Are there Fire Sprinklers & Video Security?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is there One Year Builder's Warranty and standard appliance warranty?	√	<input type="checkbox"/>	<input type="checkbox"/>
Blanket Home Warranty (5 year by Lloyds of London)	√	<input type="checkbox"/>	<input type="checkbox"/>
Best Choice:	√		

Sound & "Sanity": What Sound-Proofing Exists?

	Aquaterra	#2 Building	#3 Building
Are the floor joists "oversized", permitting added <i>sound-dampening insulation</i> ?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is there a 1.5" layer of poured concrete on all floors to reduce vibration & sound transmission?	√	<input type="checkbox"/>	<input type="checkbox"/>
Double Fire Code: Are 2 sheets of 5/8" Gypsum installed on all common walls & ceilings?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is the ceiling insulated with Batt insulation to resist blown-in insulation's "gapping" and empty pockets that let sound in?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is there a SoundBar Sound Reduction System in the ceiling?	√	<input type="checkbox"/>	<input type="checkbox"/>
Best Choice:	√		

Lifestyle & Leisure:

	Aquaterra	#2 Building	#3 Building
Is there a common fitness room, so your home is free of <i>equipment clutter</i> ?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is there also a crafts & hobby room, so you can pursue your hobbies without messing your home?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is your storage conveniently, & securely located underground, close to the hobby center & parking?	√	<input type="checkbox"/>	<input type="checkbox"/>
Best Choice:	√		

Location:

	Aquaterra	#2 Building	#3 Building
Is there a full retail / service development within 300 meters?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is there retail food, footwear, pet supplies & apparel within 1 block?	√	<input type="checkbox"/>	<input type="checkbox"/>
Are there "Fast food", Sit-down & Sports Bar eateries within 1 block?	√	<input type="checkbox"/>	<input type="checkbox"/>
Are you within 1.5 blocks of full banking locations?	√	<input type="checkbox"/>	<input type="checkbox"/>
Are you within 1.5 blocks of essential health Services like Chiropractic, Optometrists, Medical Clinic, X-ray, Physiotherapy, etc.?	√	<input type="checkbox"/>	<input type="checkbox"/>
Are you within 1.5 blocks of boutiques featuring Shoes, apparel and sportswear?	√	<input type="checkbox"/>	<input type="checkbox"/>
TRAFFIC: Are you within easy access of major traffic arteries for yours and guest's ease of access?	√	<input type="checkbox"/>	<input type="checkbox"/>
Best Choice:	√		

Future Costs:

	Aquaterra	#2 Building	#3 Building
Are heating & cooling centralized for efficiency and lower maintenance / operating costs?	√	<input type="checkbox"/>	<input type="checkbox"/>
Is the exterior a "Real" Acrylic Stucco (won't crack with age and is much better insulation)?	√	<input type="checkbox"/>	<input type="checkbox"/>
Are the floor joists "oversized" for less flex and reduced floor / wall movement (less cracking)?	√	<input type="checkbox"/>	<input type="checkbox"/>
Best Choice:	√		



Saskatoon's Address For Luxury Condominium Living

423 Nelson Road, Saskatoon, SK T: 306-979-0304

When you add it all up, there's really only one choice in Saskatoon for discriminating home owners looking for luxury-living condominiums:

It's Aquaterra.

- Text "atcondo" to 71441 for more information.
- Call us to view at 306-979-0304
- Visit us online at www.atcond.ca

Aquaterra: It's the lifestyle *YOU* deserve!