



560 TOPSAIL ROAD, ST. JOHN'S, NL

Affordable Luxury in the West End

A Project By Redwood Management LTD.

www.redwoodconstruction.ca

Overview

Westdale Grove Condominiums will be nestled in a park like setting on 1.703 acres, surrounded by beautiful mature trees. It is perfectly situated in the West End of St. John's in close proximity to many amenities.

As the first High-End Condominium project in the West End of St. John's, it will be within walking distance of the Village Shopping Centre, Doctors Offices, many restaurants and the beautiful Bowering Park. This location also features being on the doorstep of Mt. Pearl as well as less than 5 km from the Downtown Core of St. John's

Westdale Grove is located in popular Cowan Heights and will consist of 52 Units on four floors. All residences will include underground parking, large open air patios with glass railing, storage lockers and ample visitor parking for their guests.

The estimated time of first occupancy is the Spring of 2013



PROJECT TEAM

Developer:	Redwood Management Ltd.
Project Manager:	Redwood Construction Limited.
Marketing:	Exit Realty Remax Realty Specialists Inc
Architect & Structural Engineers:	A. & E. Consultants Ltd.
Mechanical & Electrical Engineers:	Crosbie Engineering Ltd.
Civil Engineering:	Dynamic Development Services Ltd.
Colour/Rendering Consultant:	Neezo Renderings
Property Manager:	Perennial Property Management

FEATURES AND AMENITIES:

Effective Date: January 13th, 2012

INTERIOR:

1. Kitchen will contain:

- Double Stainless Steel Sink & Quality Lever Style Taps
- Exhaust Fan (Charcoal) In lighting allowance
- Kitchen Cabinets from Purchasers Allowance
- Electrical Outlets- refrigerator & Range
- Electrical & Plumbing connections for Dishwasher
- Appliance Hook-ups only (dishwasher)
- Garburator/Food waste Disposal
- Exhaust via HRV lead- with override
- Water Supply to refrigerator

2. Bathroom will contain:

- One electrical outlet (GFI)
- Quality Lever Style Taps
- White Bathroom Fixtures
- Privacy locks on Bathroom Doors
- Exhaust via HRV lead w/ override
- One piece tub in main bath, One piece acrylic tub or shower in en-suite as per plans
- American Standard quality fixtures, or equal

3. Laundry Area will Contain:

- Washer Hook-ups
- Dryer Vent to exterior with Booster Fan
- Electrical Outlet for upright refrigerator

4. Interior Finishers:

- Flooring from Allowances
- Bi-fold closing Doors on Closets or as per plan
- Classic/Cheyenne Interior Doors with Pewee level sets
- Colonial Casings on Door frames, Boston toppers & Crown molding in public areas
- Factory Shelves in All Closets
- Interior walls & ceilings 5/8" Gypsum board with choice of 3 colours and white trim
- Nine foot ceilings where possible
- Steel stud wall system to eliminate nail pops
- Concrete Floors for sound control

5. Electrical:

- Electrical Panel with Breakers, 125 or 150 Amp
- Receptacles for Kitchen Range & Clothes Dryer
- Split receptacles in kitchen work area -GFCI
- 40 Gallon water heater c/w drain system
- Interior Light Fixtures installed
- Electric smoke detector
- Pre-wire for 2 TV's & 3 Telephones
- White Decora switches throughout
- Baseboard electrical heat w/ quality thermostats
- Communication interface termination box

5. Optional Extras

- Upgraded Cabinets, Flooring & Lighting
- Security System within Unit
- Mirror Doors/Closet Organizers Bedrooms
- Electric Fireplace & Mantle
- Custom Showers
- Split package AC systems

ENERGY EFFICIENCY:

- Poly air seal exterior walls
- R-20 Exterior walls & R-12 in Common Walls / Ceilings. (R-32 Level 4)
- STC sound ratings in excess of National Building Code
- Pressurized hallways & make up air system
- Heat Recovery Ventilation System (each unit)

EXTERIOR:

- ALL colours are under architectural control
- Site graded & finished with planting, trees and hard landscaping
- Exterior Light fixtures and parking lot lighting
- Paved dedicated Guest parking area
- Maintenance Free Cape Cod siding
- Manufactured stone on lower levels and patios
- Maintenance free soffits, metal eaved fascias
- Weather proof electrical outlet for each balcony
- Energy efficient maintenance free solid vinyl windows
- Insulated/ weatherstripped metal balcony patio door
- Concrete slab patios w/ aluminum and glass rail system
- Protected front entrance w/ attractive overhangs & decorative work

STRUCTURE:

- Steel beams & columns, Hambro steel joists reinforced concrete slab
- Exterior Walls- wood studs, Interior Walls- steel studs
- Meets or exceeds all Nat. Bldg. Code requirements

SAFETY & SECURITY:

- Building & Lot lighting provided
- 1 hour rated firewall between units
- 6' Hallways & 3' doors for improved accessibility
- Dead Bolts & security viewers unit entrance doors
- Full Sprinkler system to code
- Two steel fire escape stairwells inside building
- High Capacity Elevator
- Security System to lobby with camera
- Fully landscaped accessible building
- Fire Alarm system
- Secure Underground parking with remote control door
- Carbon monoxide venting system in garage
- Camera security system inside & outside of building

STORAGE:

- Locker provided for every unit

PARKING:

- 1 indoor parking unit provided for every suite

WARRANTIES:

1 YEAR BUILDER

NOTE: Developer reserves the right to change the specifications at any time without notice.

*ft2 approximate & will be verified upon final condo survey

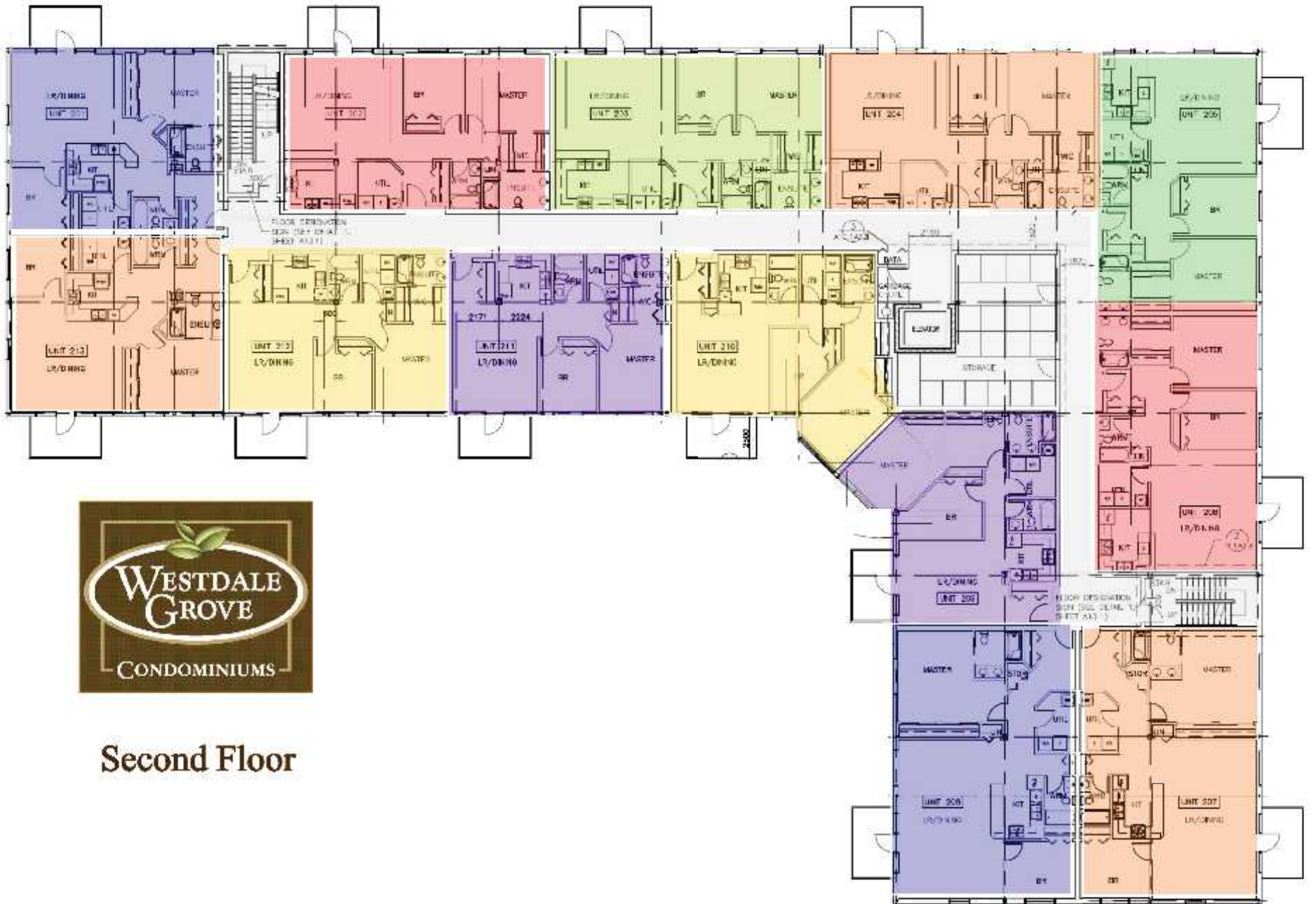




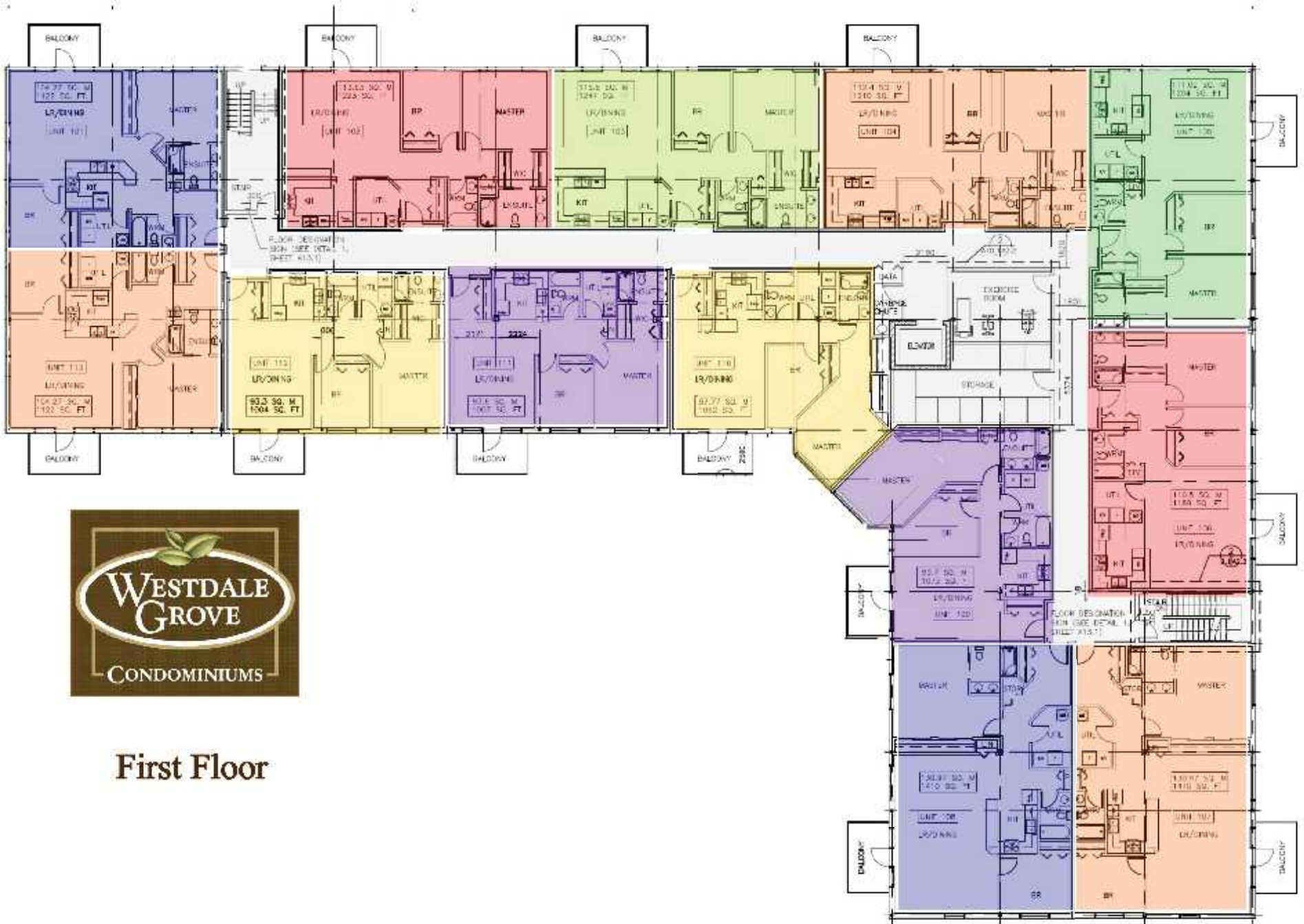
WESTDALE
GROVE
CONDOMINIUMS



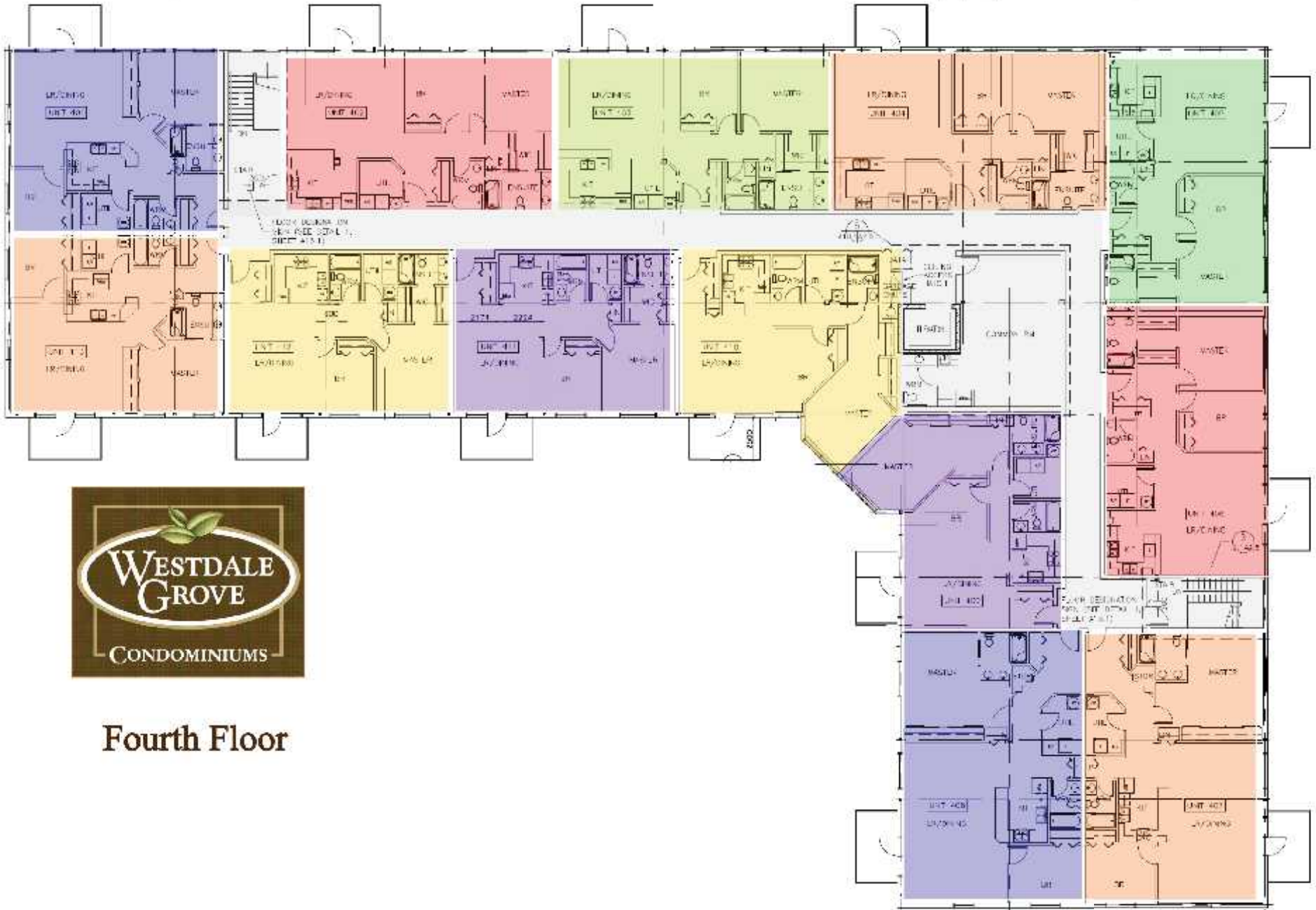
Parking Garage



Second Floor



First Floor



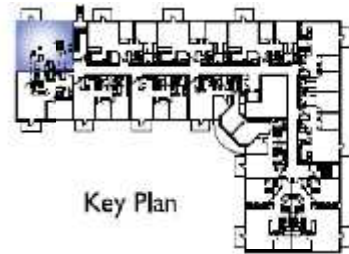
Fourth Floor



Third Floor

SUITE TYPE A 1122 SQ. FT.

Suites 101, 201, 301, 401



Key Plan



*ALL DIMENSIONS SHOWN ARE APPROXIMATE

SUITE TYPE B 1223 SQ. FT.

Suites 102, 202, 302, 402



Key Plan



*ALL DIMENSIONS SHOWN ARE APPROXIMATE.

SUITE TYPE C 1244 SQ. FT.

Suites 103, 203, 303, 403



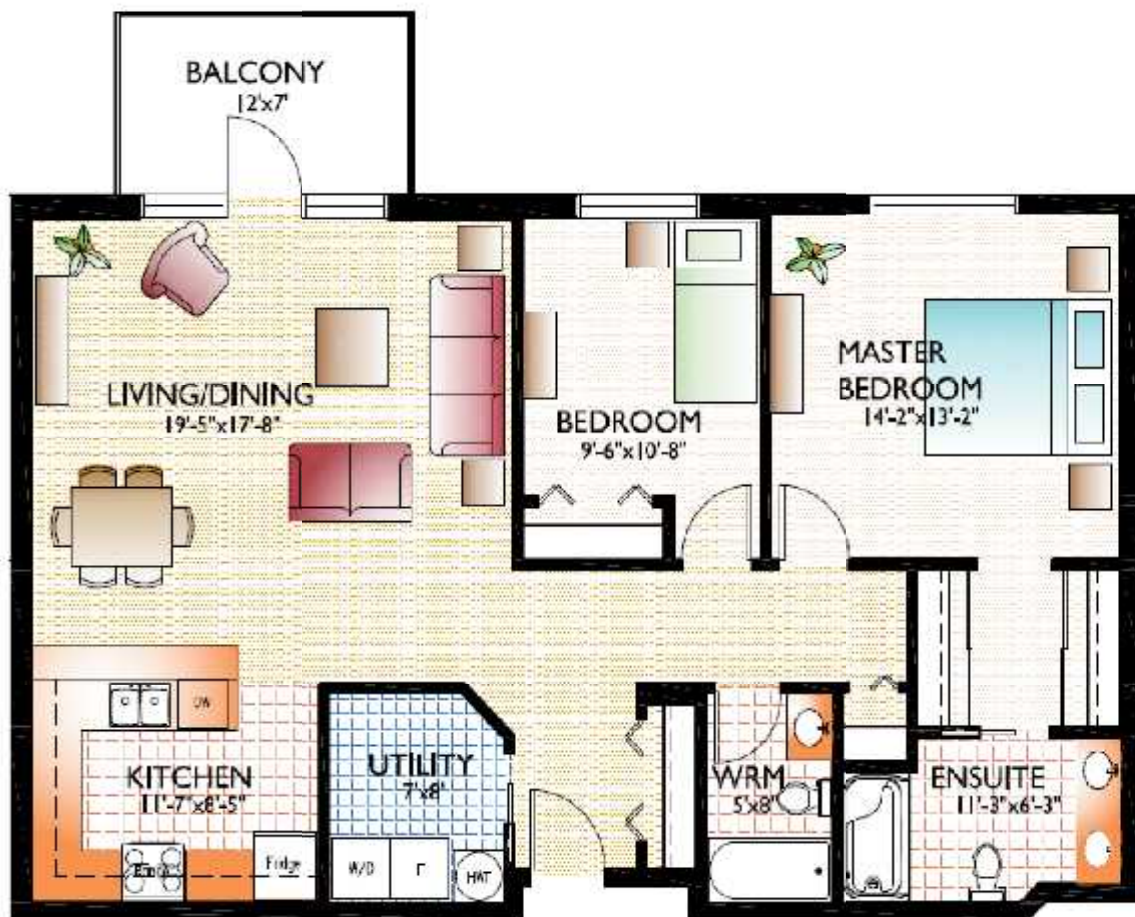
Key Plan



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SUITE TYPE D 1210 SQ. FT.

Suites 104, 204, 304, 404



ALL DIMENSIONS SHOWN ARE APPROXIMATE

SUITE TYPE E 1204 SQ. FT.

Suites 105, 205, 305, 405



Key Plan



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SUITE TYPE F 1189 SQ. FT.

Suites 106, 206, 306, 406



Key Plan



ALL DIMENSIONS SHOWN ARE APPROXIMATE.

SUITE TYPE

Suites 107, 207, 307, 407

