



# KERRYHILL COURT CONDOMINIUMS

## Common Element Upgrades

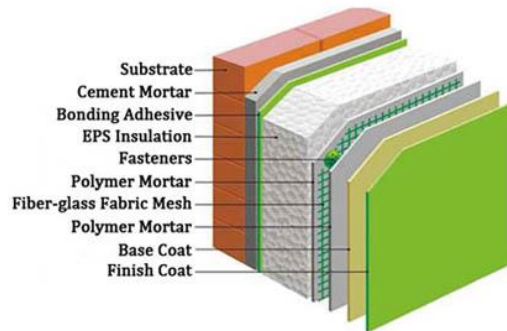
PHASE 1, 25 Tamarack Street, Deep River

[www.kerryhillcourt.com](http://www.kerryhillcourt.com)

## Welcome to the fully-upgraded Kerryhill Court!

### Exterior Facade - Completed September 2015

- Exterior Insulation and Finish System (EIFS) by [www.tangentbuildingsystems.com](http://www.tangentbuildingsystems.com)
- See below for rendering of completed look



### Roof

- Roof by Garland Canada – 3-ply roof membrane with proper sloped insulation. 10-year minimum warranty
- Raised roof top parapet; new flashing
- Roof top corridor make up air unit
- Three (3) new roof top washroom exhaust fans

### Windows (All Suites and Rooms)

- New Roberge PVC slider windows with premium PVC interior sills and framing. 20 year warranty on window seals. 25 year warranty on framing

### Entrance Doors and Windows Above

- Four entrance doors – commercial grade, clear anodized aluminum framed doors
- Side glass and windows above entrance doors – energy efficient 1” sealed glass units

### Stairwell Doors and Side Panels

- New steel framed doors and side panels at all stairwell entrances
- Ceramic glass for both doors and side panels – provides better penetration of natural light

- New energy efficient lighting
- Stained maple stair railings
- Wall painting
- Main entrance stairwells – slip resistant porcelain tiles on all landings and steps
- New vinyl flooring for secondary entrance stairwells on all landings and steps

#### **Corridors**

- All suite entry doors replaced with new fire rated, insulated steel doors with new lever handles and deadbolt locks
- Existing ceilings replaced with new t-bar style ceiling with decorative lay-in tiles
- New energy efficient light fixtures
- Wall painting
- Door surrounds for each suite door with suite plate and number
- New decorative rubber backed carpet tile and base

#### **Laundry Room**

- Existing ceilings replaced with new t-bar style ceiling with decorative lay-in tiles
- New energy efficient light fixtures
- Flooring, front-loading laundry machines, new venting, new sinks, new counter area
- Drywall repaired or added to cover top of the cinder block and walls painted

#### **Utilities**

- New gas-fired high-efficiency Rinnai On Demand hot water systems in 10 units
- New high-efficiency Rinnai Air Handlers (model 37AHB06012KA5) in 10 units
- New Hot Water Tanks in 18 units
- Shaw Direct Satellite connection

#### **Party/Common Room**

- Party/Common room in 25 Tamarack: new flooring, lighting, shuffleboard, tables and chairs, library of books and DVDs
  - Visitor's Overnight Suite
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## **Planned Common Area Upgrades, Phase 1**

### **Stairwells**

- New heaters (Spring 2016)

### **Mechanical and Electrical Systems (2016)**

- Main electrical distribution system thermally scanned and serviced. Replacement of components nearing the end of their useful life
- All plumbing lines inspected and serviced

### **Parking Lot and Walkways (2016)**

- Complete removal of asphalt – parking areas and walkways – and replaced with 50mm of new HL3 hot mix asphalt

### **Landscaping (2016)**

- New permanent property identification sign (Kerryhill Court sign)
- Replacement of storm drain man holes including new covers
- Flower beds and common garden
- Covered and screened-in permanent Gazebo
- Picnic tables
- Several new patio areas – for patio furniture and picnic tables

### **Exterior Lighting (2016)**

- Parking area lamp posts replaced energy efficient lamp posts
- New lighting bollards installed along all walkways
- Decorative landscape lighting throughout

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**Renovations for Phase 2** (27 Tamarack) will begin once all units in Phase 1 have been sold. We estimate a Spring-2017 start date.