



Royalwood Square Frequently Asked Questions

Who is the developer for Royalwood Square?

A & S Homes, a part of the A & S Group of Companies, is the developer. With over 30 years of building experience, A & S is recognized as one of Winnipeg's finest condominium developers.

How many homes are planned for Royalwood Square?

There will be a total of 64 homes in this condominium community.

Where is Royalwood Square located?

The address is 455 Shorehill Drive, at Demetriooff Drive, in Royalwood. Royalwood is an all residential neighbourhood, conveniently located near all amenities and complimented by lakes, parks and a 100+ acre forest reserve.

A treed green space borders the north of the project and the southwest facing units feature scenic lake views.

What features make Royalwood Square condominiums superior?

Floor plans that work! The combined efforts of experienced architects working with award winning designers, as well as feedback from past condominium purchasers, have led to floor plans that are functional, stylish and very livable.

Other standard features include:

- Piled foundation under the entire structure
- Engineered floor systems – a sturdier, straighter and quieter floor than standard dimensional floor systems
- Energy efficient R 40+ insulation in the attic and R 20+ insulation in the exterior walls
- High efficiency dual pane, low E argon filled windows with a 3.9 R factor – 20% more efficient than standard triple pane
- 60 gallon 100% efficient electric hot water tank
- High efficiency natural gas furnace

How effective is the sound proofing between units?

Royalwood Square uses one of the most effective sound proofing systems of any condominium development in Winnipeg, with consistent sound transmission co-efficiency (STC) of 66 - 3 times greater than the building code of 50 STC.

As a comparison:

- A concrete block wall has a rating of 50 STC
- A solid concrete wall has a rating of 52 STC
- A standard double wall system has an average rating of 54 STC
- The Royalwood Square wall system has a consistent rating of 66 STC

How fireproof are the Royalwood Square condominiums?

Because of the superior wall systems between the units, Royalwood Square has a 2 hour fire rating (equivalent to that a concrete block wall) and double the fire rating of a standard double wall system.

How will the condominium units be heated and cooled?

- High efficiency (90%) natural gas furnaces with fresh air intakes are the standard
- Central air conditioning is included with every unit

How will the exterior be finished?

- Eldorado stone front detailing
- Raised stucco clad exterior with detailed build-outs
- Decorative vents and sunbursts
- Gable end vertical siding
- Window trim, soffits and fascia in a maintenance free finish
- High pitched roof with 25 year shingles
- Steel insulated front doors with sidelights and transom windows
- Concrete driveways and sidewalks



Is the deck included?

Every unit comes complete with a pressure treated wood deck and railing off the dining room. Every unit also includes a main level concrete block patio off the den.

How are the interiors finished?

- Large windows throughout
- Great room plans with island kitchens complete with electric fireplace and built-in entertainment unit
- Open kitchen complete with island breakfast bar and pantry
- Two or three bedroom plans
- Two full bathrooms and main level powder room
- Standard fully finished lower levels
- Royalwood Square purchasers will be able to choose from an array of professionally selected décor packages with designer flooring, cabinetry, paint and finishing combinations

Are fireplaces available?

All of the homes in Royalwood Square have been designed to include electric fireplaces, complete with built-in entertainment units.

How will the site be finished?

- Extensive plantings of trees and shrubs throughout the grounds as planned by the landscape architect
- Custom fencing of 4 and 6 feet and natural forest to the north will surround the property

Where can visitors park?

Visitors can park on the driveways or in the visitor guest spots provided. Please see the site plan for specifics.

Where is the mail delivered?

Canada Post will set up a central mail box at the entrance to the complex. Owners will be able to obtain their key(s) from the Canada Post Office located at 595 St Anne's Road.

Who looks after the disposal of garbage and recycling?

The City of Winnipeg will provide curbside removal of your garbage and recycling.

Is Royalwood Square age restricted?

People of any age can move into Royalwood Square.

Are pets allowed in Royalwood Square?

Yes, pets are allowed. Some restrictions apply.

Which property management company will be looking after Royalwood Square?

Smith Agency will be the property manager for Royalwood Square. The contact person is Stuart Plant (Phone: 204.287.2872).

What type of insurance is needed for a condominium?

Home insurance specific to condominiums is readily available. Contact your insurance broker or refer to Smith Agency for further details.

What is the common element?

Common property or common element is everything other than the interior of the units. Exclusive use common elements would be such items as driveways and decks.

What will the monthly condominium fee be and what do they cover?

The monthly condominium fee at Royalwood Square will be \$150. The condominium fee will cover the cost of services such as snow clearing, yard care, exterior maintenance, property management and contribution to the reserve fund.

Hydro, gas and water are individually metered and billed to the homeowner. Telephone, television and internet services are also the responsibility of the home owner.

What are the estimated property taxes for Royalwood Square?

Property taxes are based on the assessed value of your home. The City of Winnipeg estimates the net property taxes will be approximately \$3,500 per year.