

# Worry Free Living in a Condo

## Benefits & What You Need to Know

Landmark Homes has been building homes in Edmonton for over 40 years. We pride ourselves in building high quality condo communities designed with you in mind—close to major amenities, parks and transit.



### Low Maintenance Lifestyle

- Snow removal, lawn maintenance and general property maintenance are taken care of for you. No need to own a shovel or lawn mower!
- The property management company maintains common areas, while the owner maintains any private use balconies or patios.

### Lock-and-Go Lifestyle\*

- There is a sense of community and protection that comes with living in a condo. Your neighbours aren't far away—giving you peace of mind.

### Saving For the Future

- Building insurance is covered in your condo fees. The homeowner only needs to purchase contents and liability insurance, as well as betterments and improvement insurance which is normally quite affordable.
- A portion of your monthly condo fee goes into a reserve fund that covers future maintenance such as replacing windows or roofing. Regular maintenance will help the community stay healthy and vibrant, while keeping property values steady for the future.

### Let the Professionals Do the Work

- A professional property management company ensures that upkeep is a top priority—allowing owners to be proud of their home.
- The property management company watches over the condo building to ensure bylaws are being followed, such as noise levels, parking, pets, etc.
- They will ensure the project is well maintained, funds are spent wisely, and issues are resolved in a timely manner.

### You Have a Say

- A condo corporation will be set up to oversee the management of your community.
- As an owner, you have voting rights and can be elected to the board of directors to play a part in the condo management.

### Security

- Feel safe and secure with keyed access to the common areas of the building and underground parkade.

\*Owner takes responsibility for "Lock-and-Go Lifestyle." Owner should consult their insurance policy.

## A Monthly Cost Comparison

	1100 sq ft Home Without Condo Fees	Landmark Condo Fee
Heat	\$80	Included
Electricity	\$70	Included
Water	\$40	Included
Waste	\$40	Included
Building Insurance	\$40	Included
Repairs	?	Included
Peace of Mind	?	Included
<b>Total</b>	<b>\$270</b>	<b>Included</b>

### Other Included Features

- Lawn Maintenance
- Snow Removal
- Professional Management
- Reserve Fund
- Cleaning and Maintenance of the:
  - Parkade
  - Lobby
  - Staircases
  - Hallways
  - Amenity Rooms
  - Mat Rentals
- Scheduled Maintenance of the:
  - Building Heating Systems
  - Elevator
  - Fire Prevention Sprinkler System

