



wuud

AFFORDABLE URBAN DWELLINGS
508 Wood St.

Residential Unit Features include:

- A new, urban and architect-designed townhouse development in a central downtown location.
- Natural light-filled open concept living with large format Northern painted Frame Windows.
- 1 and 2 bedroom units with barrier-free unit option.
- Available unit options include one and two-storey units
- All units have private exterior entry without the need for shared common corridors or lobby areas.
- Independently controlled heating ventilation system for each unit
- Super energy saving triple glazed windows with double low-e film and argon gas
- Energy Efficiency rating 25% better than the National Energy Code for Buildings baseline requirement.
- High efficiency Heat Recovery Ventilator with multi-level controls in each unit
- Concrete topping on floors and double stud 'silent' walls between units for acoustic separation
- 1 designated on-site parking stall (4 of 5 are covered) with power. All 2 bedroom units receive a dedicated parking stall, 1 of 3 one bedroom units receives a parking stall
- A Smoke-Free development.
- Minimum 8' ceilings in one bedroom units and 9' ceiling in larger two bedroom suites
- Mirrors and bathroom accessories (towel bar, toilet paper dispenser) included
- Brushed nickel finish door / cabinet hardware and plumbing faucets.
- Hollow core Douglas Fir interior wood doors and insulated metal entry doors with full window.
- Low maintenance wood grain cement-fibre and corrugated metal profiled siding with pine wood soffits.
- Advanced data wiring for cable and high-speed internet.
- Clear tempered glass terrace and balcony railing system
- Private outdoor amenity space for each unit with a rooftop deck for Unit Type E.
- In suite laundry with stacking energy star rated front-loading washer/dryer
- Choose from three interior colour paint schemes.
- Composite stone counter tops in Kitchens and washrooms.
- Commercial grade single ply torch on roofing membrane with gutter and downspout system.
- Palight composite trim boards at window sills and baseboards
- Cellular up/down blackout or light filtering blinds for all windows.
- Decora style switches with dimmer controls in key areas.
- High efficiency, warm spectrum colour LED light fixtures throughout
- Porcelain tile surround in showers. Porcelain tile backsplash in kitchens and select bathrooms
- Tempered glass rectangular bathtub and shower screen
- Keypad security system with door and motion sensors.
- High thermal insulation levels: R70 roof insulation and R40 wall insulation
- Secure storage room with ground access from exterior
- GE stainless steel appliance package (fridge, stove, dishwasher, micro-hood, washer/dryer)
- Maple solid wood partial height wall sill cap.
- Commercial grade vinyl laminate flooring with porcelain tile in entry areas
- High-gloss thermafoil kitchen cabinets

PROJECT INFORMATION

the developer reserves the right to make substitutions and modifications and to change sizes, areas, locations, colours, layouts, materials, ceiling heights, features and other specifications. furniture, furnishings and other design features may not be included

Upgrade Options:

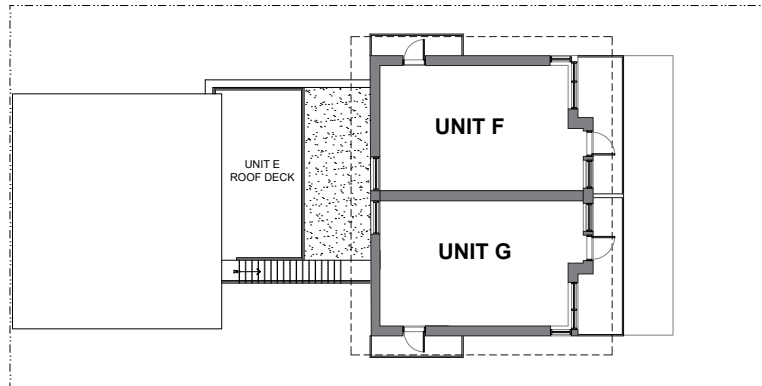
- Upgrade Options:
- Engineered Wood flooring
- GE "Professional Series" stainless steel appliances
- Electric in-floor heating in bathrooms and entry areas
- Jacuzzi jet option in bathtubs
- Porcelain tile surrounds at tubs and showers (rather than a single gelcoat tub and surround).
- Full height Kitchen cabinets (40" upper cabinets rather than 30" high standard cabinets included)

Occupancy beginning June, 2020.

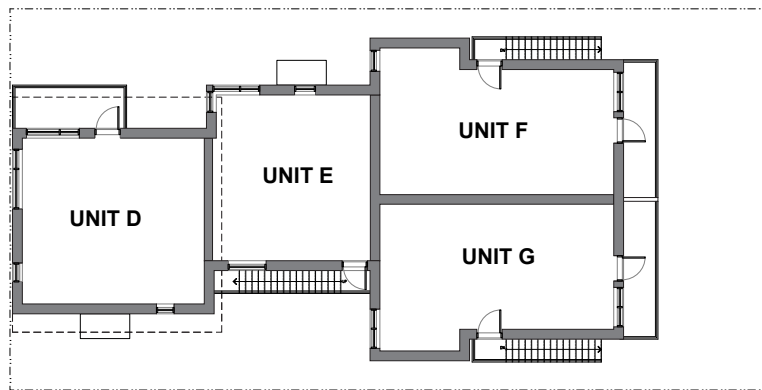
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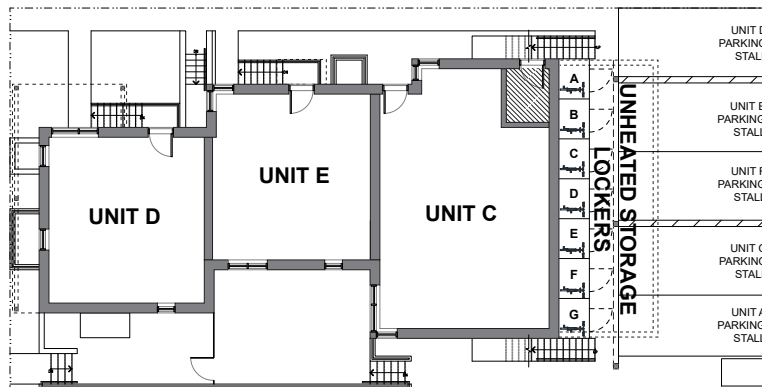
UNIT LOCATION PLANS



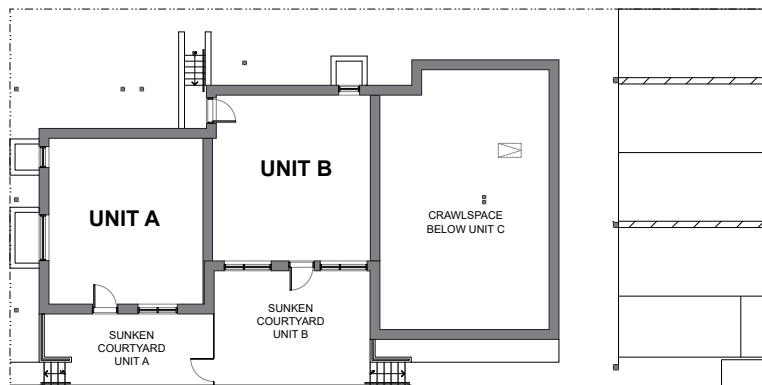
level 3



level 2

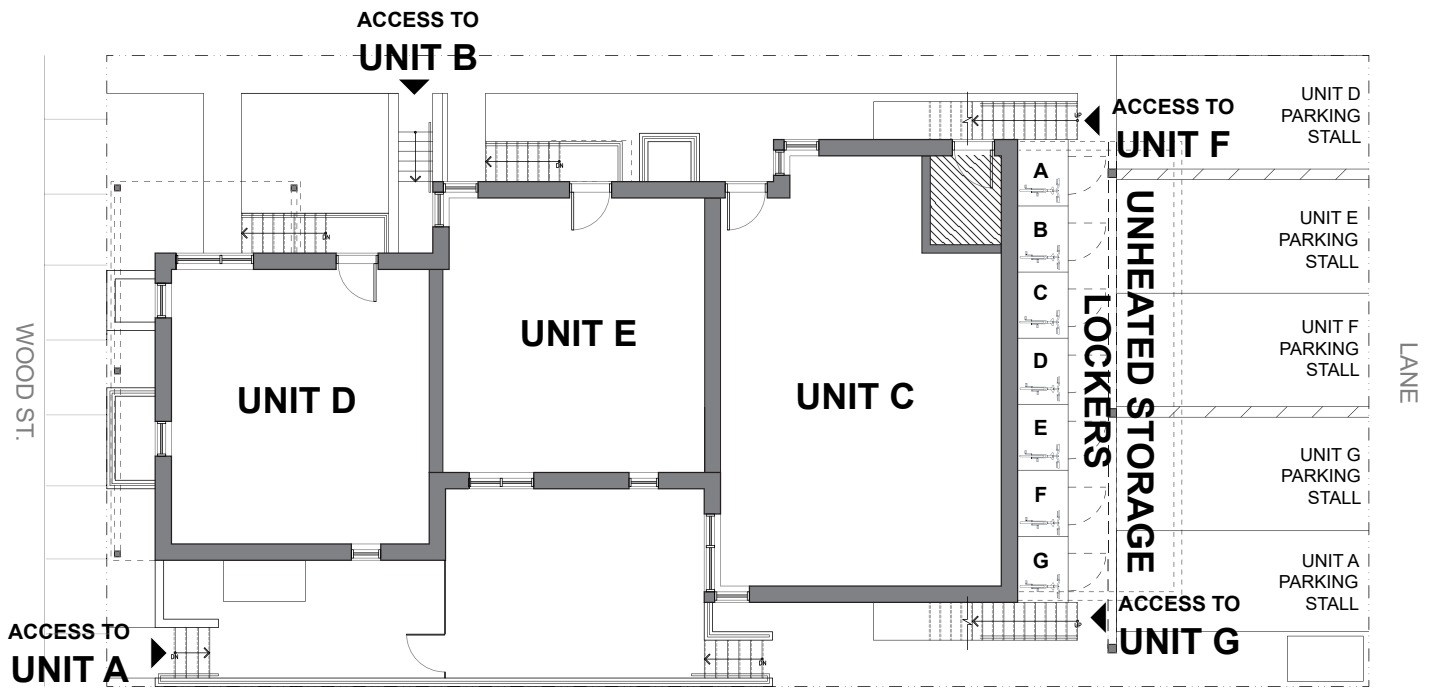


upper level 1



lower level 1

SITE PLAN

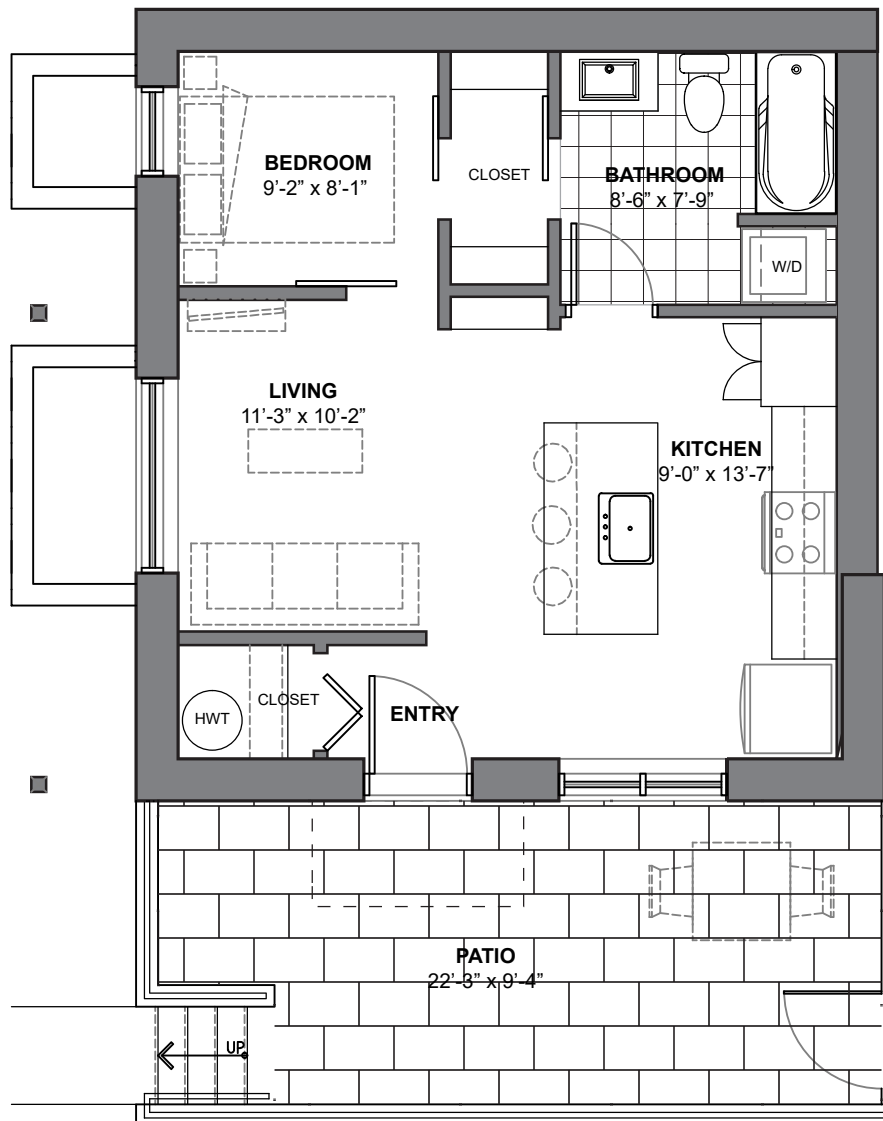


UNIT A

1 BEDROOM / 1 BATH

AREA 440 ft²

PRIVATE AMENITY SPACE / PATIO 194ft²



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AFFORDABLE URBAN DWELLINGS



LOWER LEVEL 1

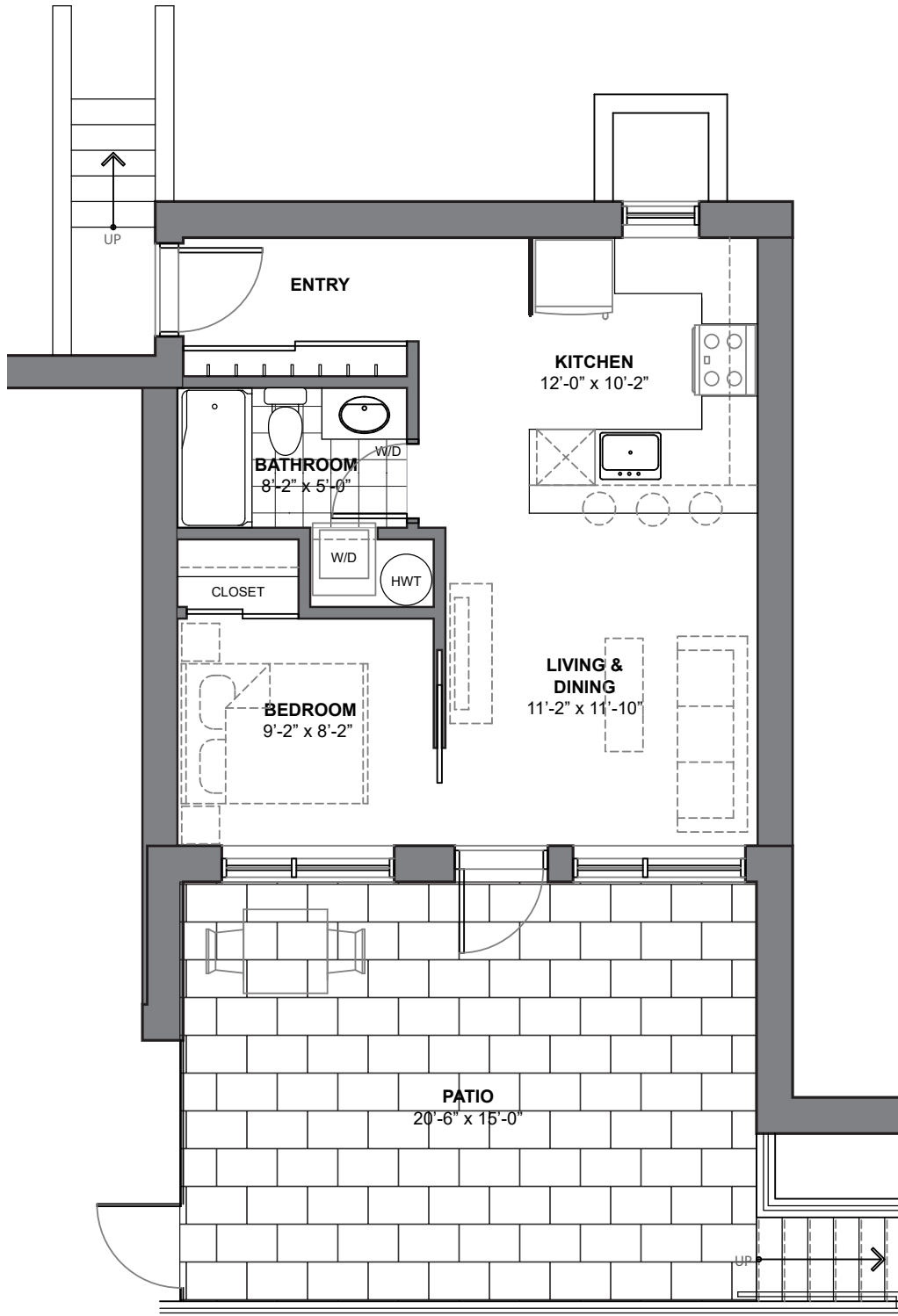
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UNIT B

1 BEDROOM / 1 BATH

AREA 445 ft²

PRIVATE AMENITY SPACE / PATIO 308 ft²



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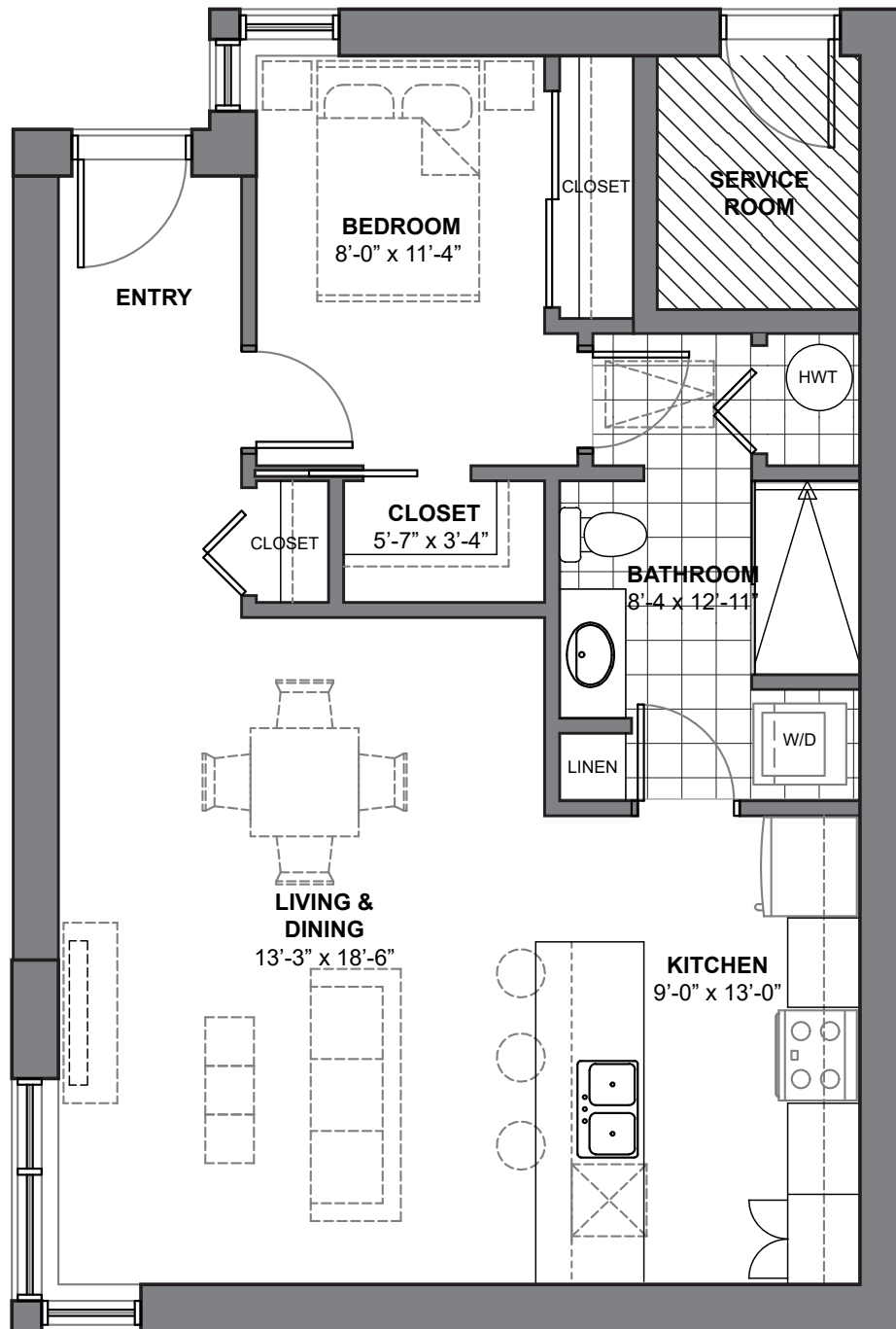
UNIT C

1 BEDROOM / 1 BATH

AREA 692 ft²

PRIVATE AMENITY SPACE / PATIO 32 ft²

**Crawlspace located on lower walk-out level is an exclusive use area for this unit*



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AFFORDABLE URBAN DWELLINGS



UPPER LEVEL 1

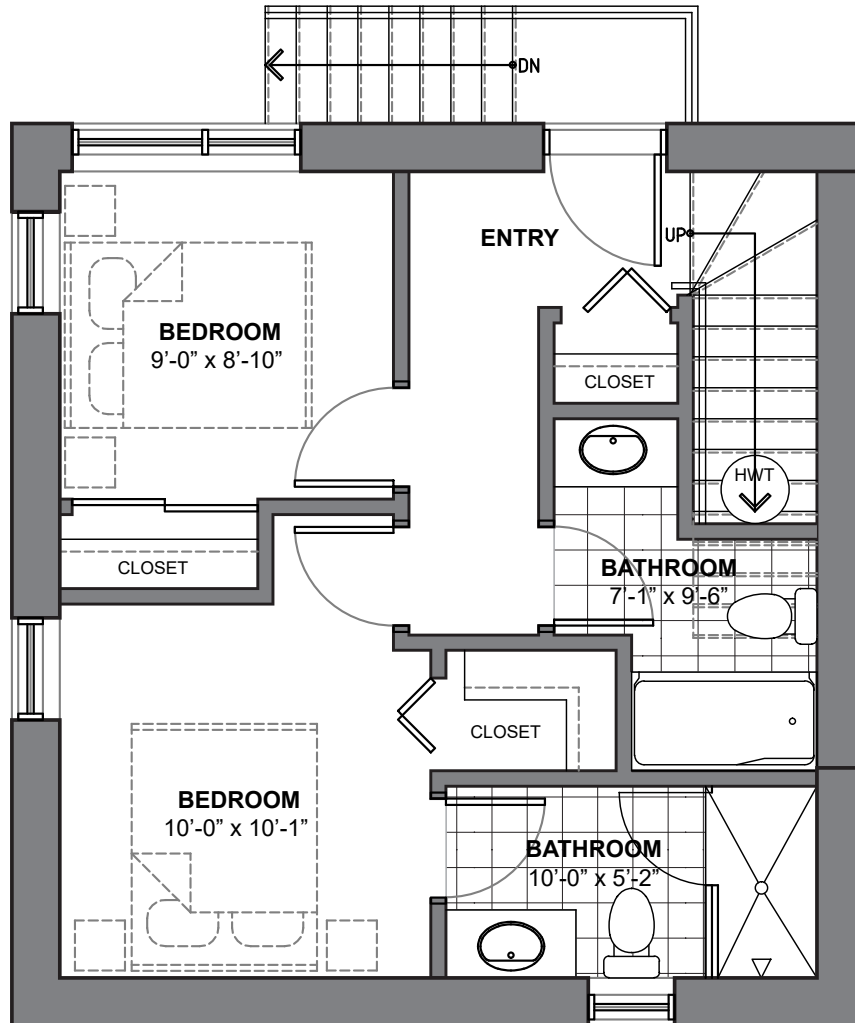
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UNIT D

2 BEDROOM / 2.5 BATH

AREA 960 ft²

PRIVATE AMENITY SPACE / PATIO 76 ft²



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UPPER LEVEL 1

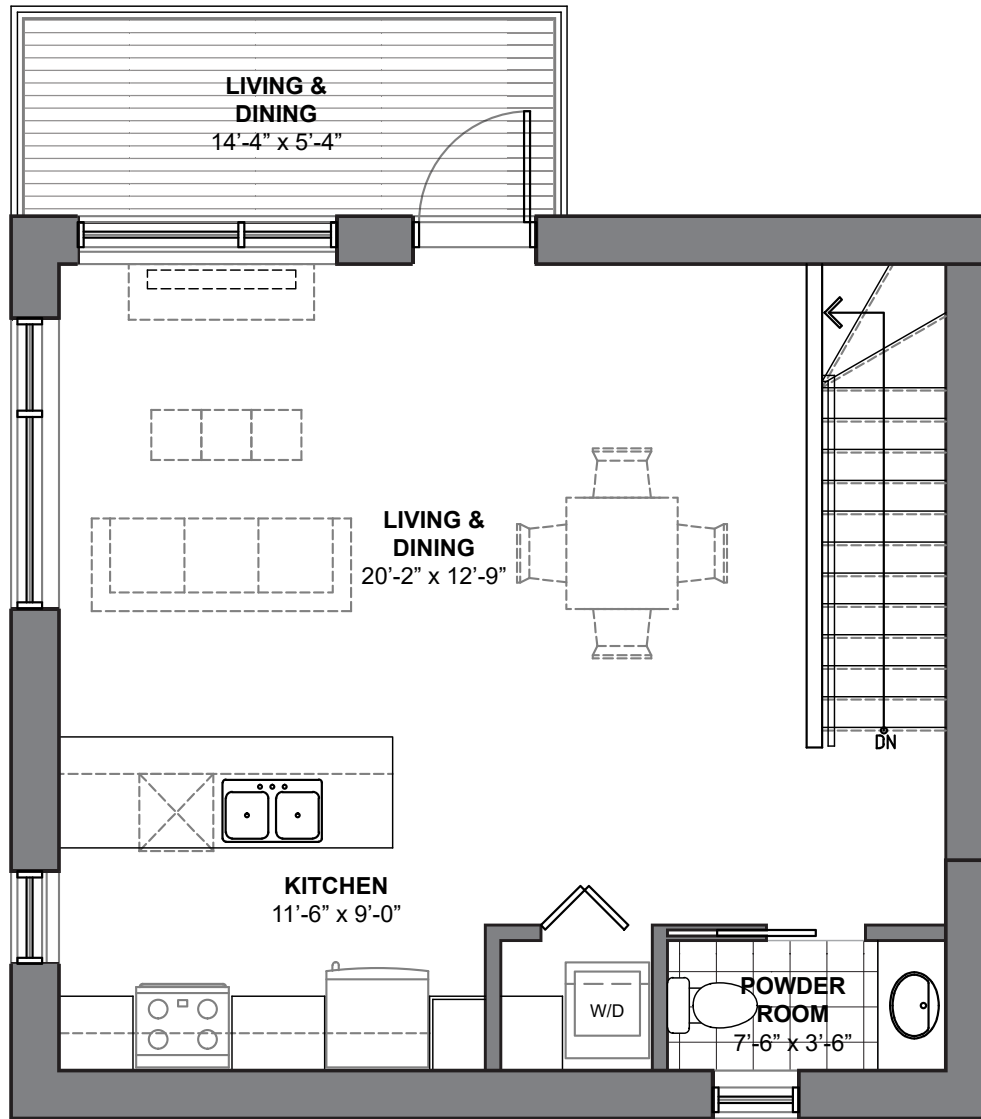
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UNIT D

2 BEDROOM / 2.5 BATH

AREA 960 ft²

PRIVATE AMENITY SPACE / PATIO 76 ft²



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AFFORDABLE URBAN DWELLINGS



LEVEL 2

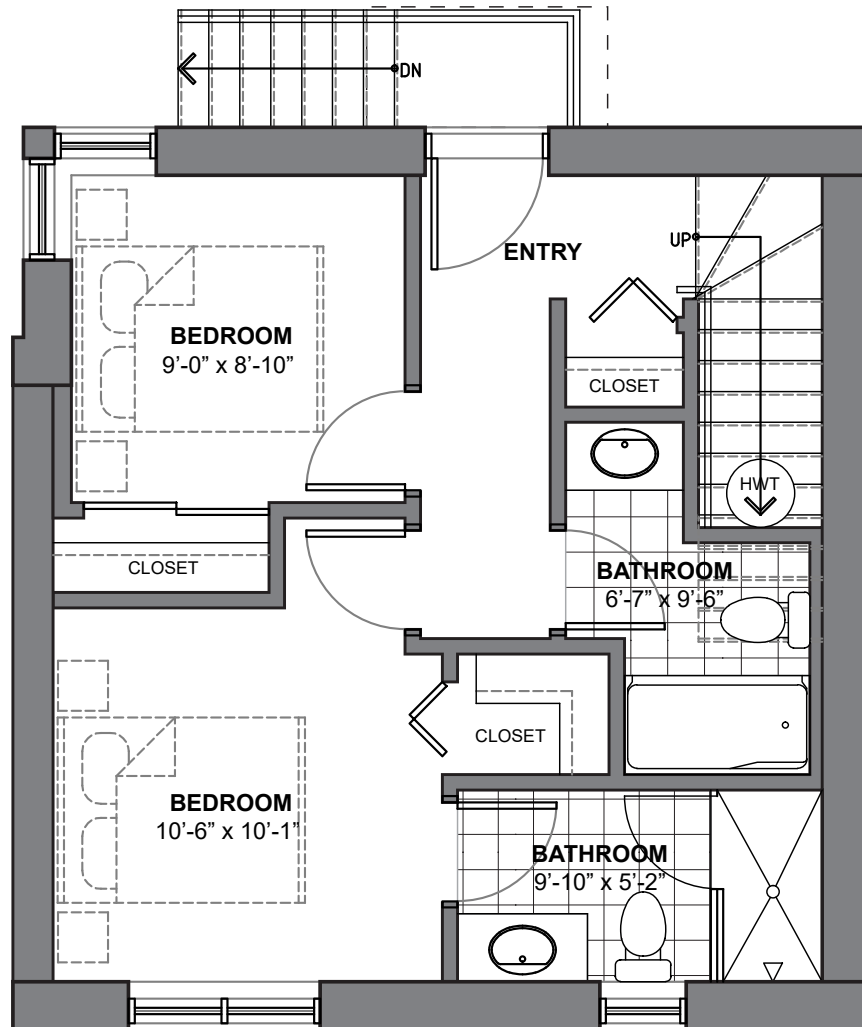
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UNIT E

2 BEDROOM / 2 BATH

AREA 894 ft²

PRIVATE AMENITY SPACE / PATIO 250 ft²



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AFFORDABLE URBAN DWELLINGS



UPPER LEVEL 1

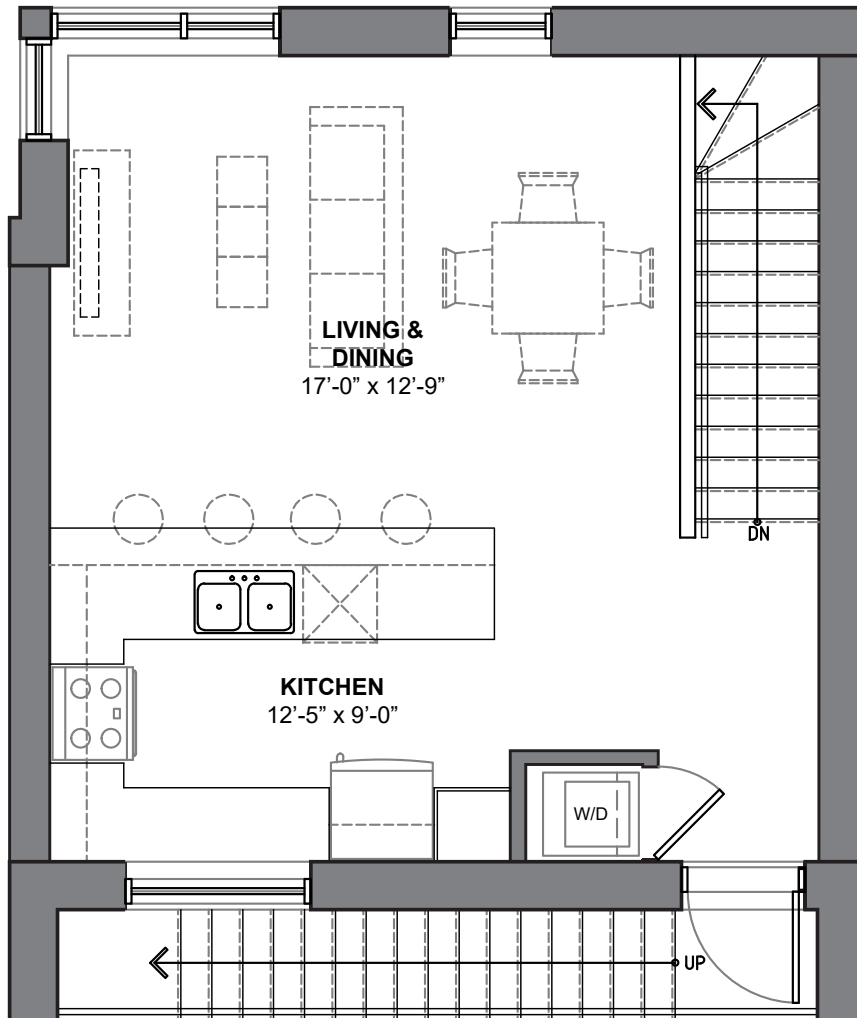
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AREA 894 ft²

PRIVATE AMENITY SPACE / PATIO 250 ft²



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AFFORDABLE URBAN DWELLINGS



LEVEL 2

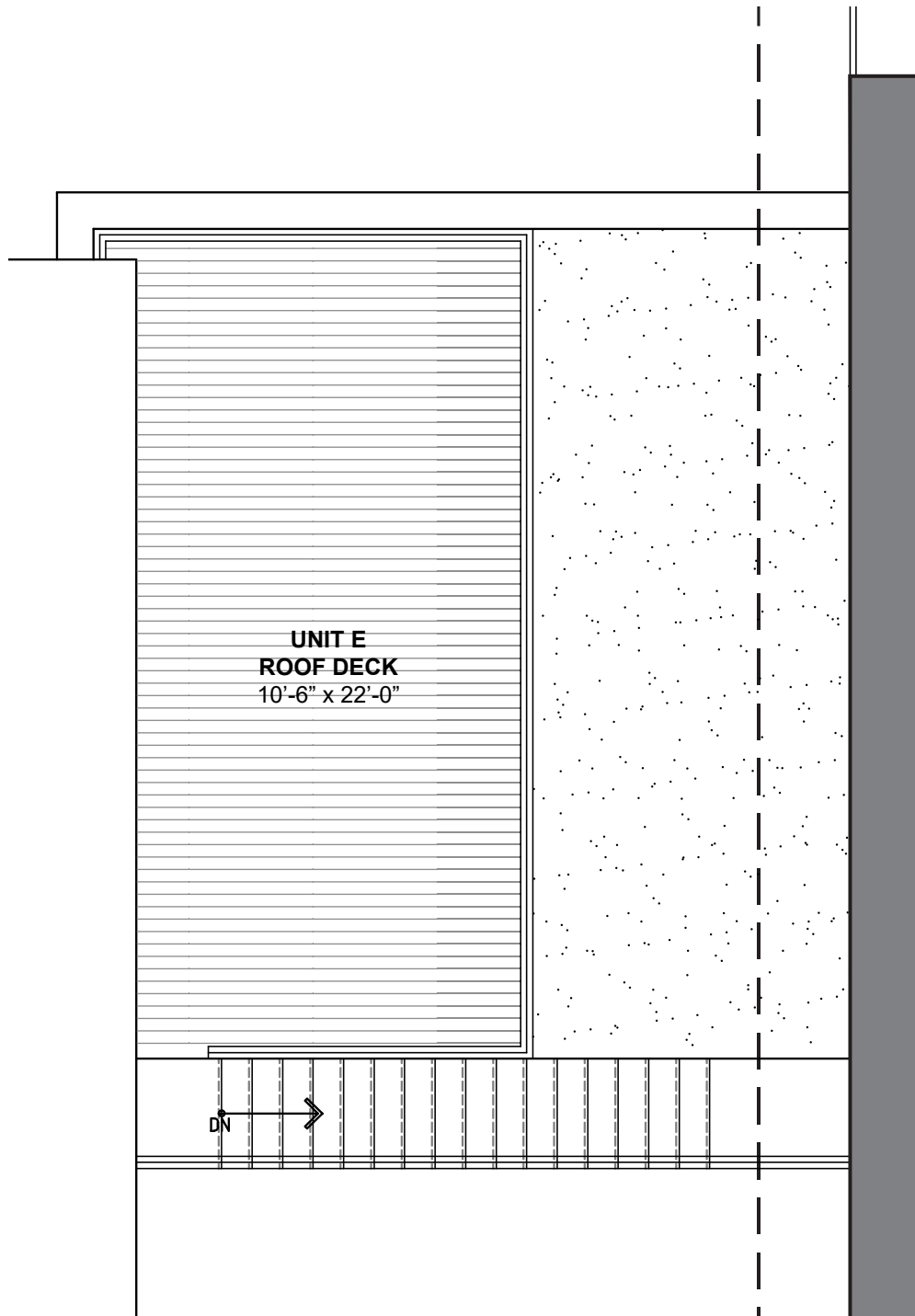
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UNIT E

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AREA 894 ft²

PRIVATE AMENITY SPACE / PATIO 250 ft²



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AFFORDABLE URBAN DWELLINGS



LEVEL 3 - ROOF

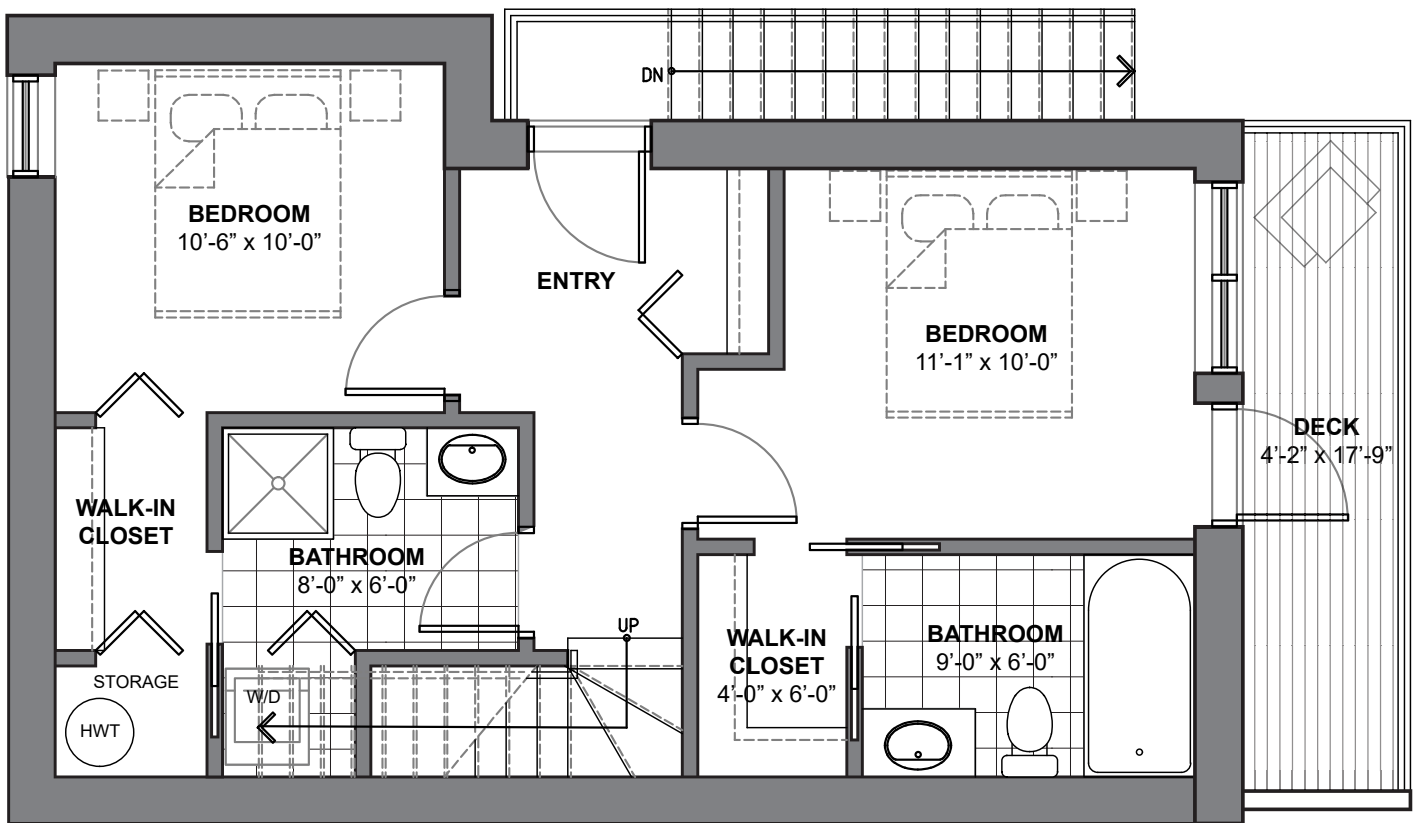
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UNIT F

2 BEDROOM / 2 BATH

AREA 978 ft²

PRIVATE AMENITY SPACE / PATIO 160 ft²



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LEVEL 2

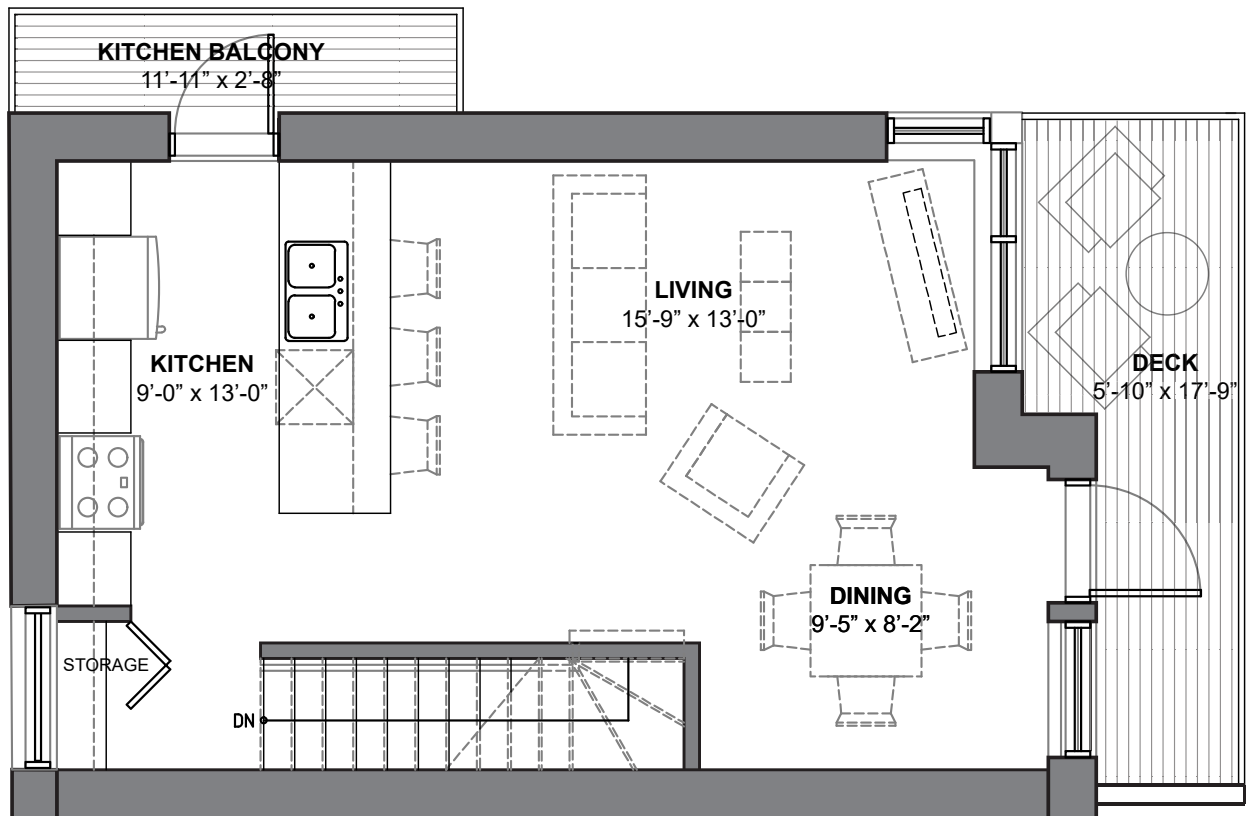
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UNIT F

2 BEDROOM / 2 BATH

AREA 978 ft²

PRIVATE AMENITY SPACE / PATIO 160 ft²



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AFFORDABLE URBAN DWELLINGS



LEVEL 3

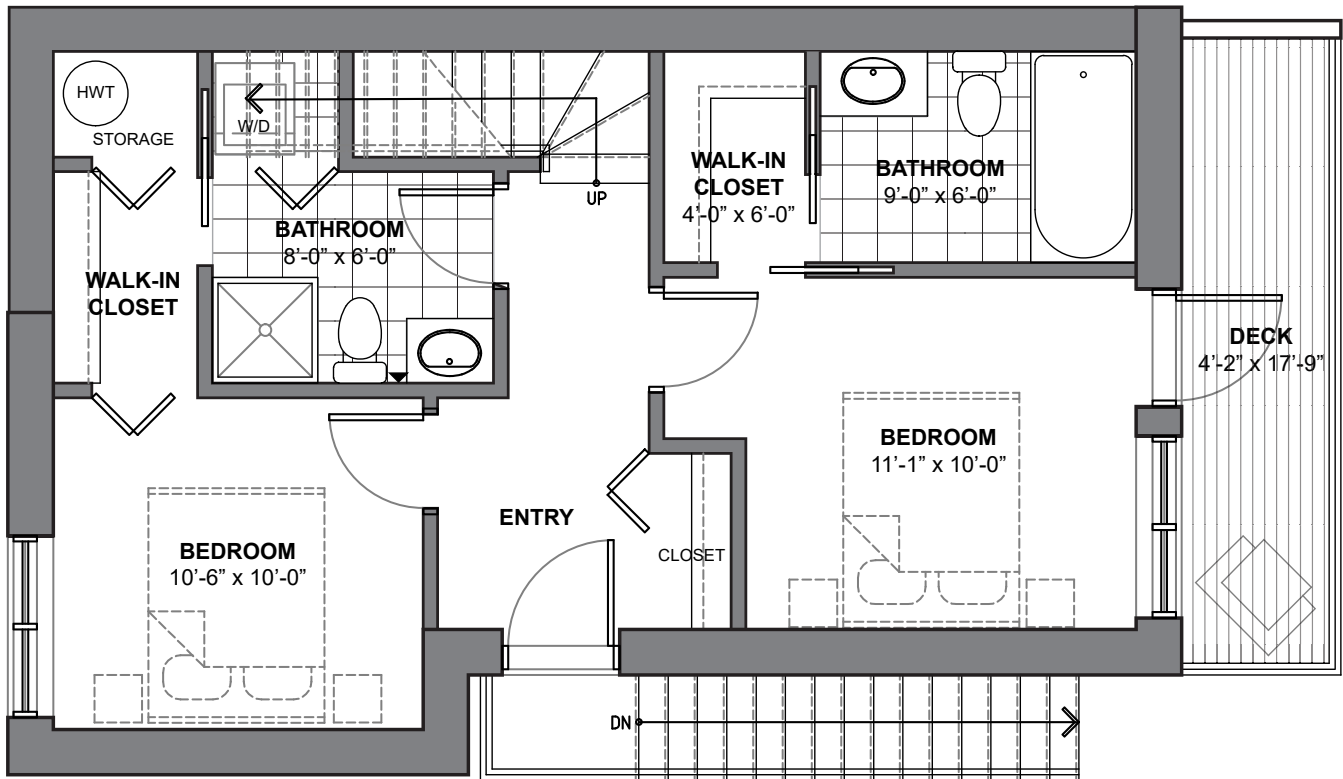
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UNIT G

2 BEDROOM / 2 BATH

AREA 978 ft²

PRIVATE AMENITY SPACE / PATIO 160 ft²



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AFFORDABLE URBAN DWELLINGS



LEVEL 2

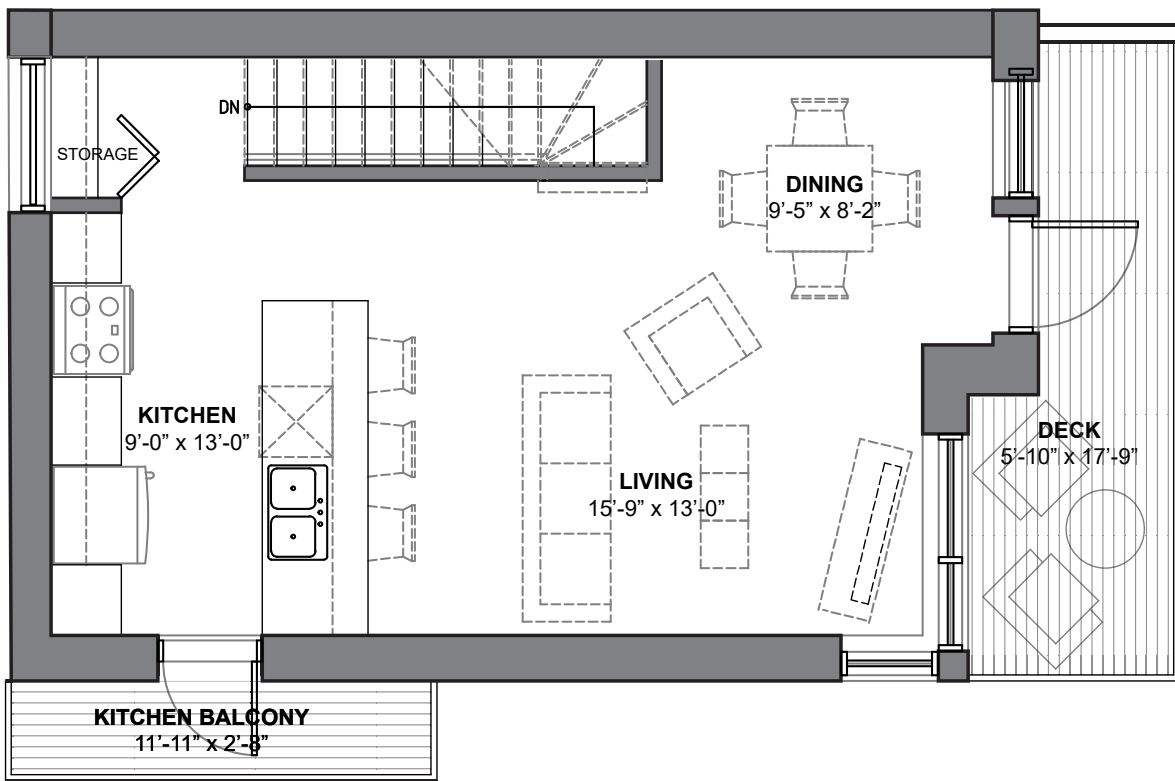
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UNIT G

2 BEDROOM / 2 BATH

AREA 978 ft²

PRIVATE AMENITY SPACE / PATIO 160 ft²



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AFFORDABLE URBAN DWELLINGS



LEVEL 3

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UNIT A	1 BEDROOM	Sold
UNIT B	1 BEDROOM	Sold
UNIT C/C+	1 BEDROOM	Sold
UNIT D	2 BEDROOM	\$ 389 900
UNIT E	2 BEDROOM	\$ 369 900
UNIT F	2 BEDROOM	\$ 379 900
UNIT G	2 BEDROOM	\$ 379 900

Pricing valid as of April 25th, 2019

Purchaser Eligibility Requirements

As the project proposes to provide affordable home ownership options for purchasers, 360° Design/Build has secured funding from Yukon Housing Corporation to help provide below-market pricing. Therefore, the following eligibility requirements need to be met by all interested purchasers:

1. The purchaser has a maximum annual income of \$74,900 for one-person households and \$129,900 for two or more person households.
2. To maintain ownership affordability, Yukon Housing Corporation will register an option of first purchase on the title to help maintain affordability for future purchasers if the unit is resold.

Purchaser Incentives

Purchasers of WUUD will benefit from reduced property taxes over a 10 year period. The City of Whitehorse's Standard Development Incentive Policy is applicable for purchasers of this project and decreases proportionately (10%) per year until full taxation is met. On average, over a 10 year period, each purchaser will benefit from up to \$7,143.00 in property tax savings.

Project Developer

360° Design/Build began with a vision to provide quality, affordable, energy efficient, and attractive housing in the downtown area of Whitehorse. As a development and construction company with over 15 year of experience and six urban housing development projects in its portfolio, its close association with design firm Kobayashi + Zedda Architects provides experienced, award winning contemporary design and project management expertise.

PRICING

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