

**Duneden Court**  
**24 New Deluxe Condominiums**  
**2570 Dingwall St., Duncan, BC**

**Features**

- a) 10 Year New Home Warranty
- b) 5 appliances; stove, fridge, dishwasher, stacking washer and dryer
- c) Window blinds
- d) Rain screen technology, building envelope engineering.
- e) Elevator
- f) Fire Sprinklers
- g) Earthquake, seismic engineering
- h) Secure entry
- i) Soundproofing; 2 separate insulated party walls between suites with a 1' dead airspace between, Resilient Channel and 5/8 fireguard drywall on the party walls and ceilings, 7/16 plywood overlay with R12 insulation between floors.
- j) Baseboard electric heat, smoke detectors, dehumidstat and ventilation ducted bathroom fan
- k) 1- 4 piece bathroom with tub, shower, toilet and vanity sink.

**Construction**

- a) as per BC Building Code and Municipal Bylaws
- b) engineered floor joists with approved bridging or bracing
- c) 5/8" T&G plywood flooring glued and nailed with a 7/16" plywood overlay.
- d) 1/4" underlay installed for vinyl flooring.
- e) Engineered wood roof trusses
- f) Party walls; 2 separate 2x4 walls insulated with 1" air space. Ceilings and walls to have resilient channel for soundproofing under 5/8 fireguard drywall.

**Exterior**

- a) Vinyl double pane windows
- b) New technology Rain Screen System
- c) Vinyl siding with wood accents
- d) Aluminum soffits, gutters, and downpipes
- e) 30 year warranty fiberglass shingles
- f) Exterior deck with vinyl decking or concrete patio

### **Insulation and Drywall**

- a) Exterior walls to be R28 rigid insulation, attic ceiling to be R-40 fiberglass loose insulation sealed with 6-mil vapour barrier. Floors to have R-12 insulation. Party walls 2 layers of R12
- b) 5/8 fireguard drywall on party walls and ceilings.
- c) Ceilings textured finish with the exception of bathrooms and kitchens

### **Interior finishing**

- a) Walls to receive 1 tinted base coat & 2 coats of quality interior latex paint
- b) Interior doors to be raised panel with colonial trim
- c) Floor coverings; carpet, vinyl in kitchen, bath and utility.
- d) Cabinets; white PVC with arborite countertops,
- e) Closet shelving to be white melamine.
- f) Bathrooms will include a toilet paper holder, towel rack, mirror, shower curtain rod