



List of Property Descriptions and Terminologies Used in Canada

- **DOM** - Days on the Market - this way, you will know how much time the owner has been trying to sell the house
- **Taxes** - the taxes paid on the property - this will be important as it will determine your maximum price range and the maximum loan you can take out. The average house price is important, but deduction the taxes from your annual budget will help you determine the maximum purchase price that you can afford. Insurance premiums can be estimated as well, giving you a closer look into how much you will be paying for that unit of storage space
- **RMS** - total number of rooms on the property - especially important for larger families
- **Washrooms** - They will usually contain one of the following markings: 1x2, 1x3, or 1x4. 1x2 means that there is a vanity and a toilet. 1x3 means that there is a vanity, toilet and a shower or a tub, while 1x4 means that there is a vanity, toilet, a shower and a tub
- **Level** - the level that the condo is on. With houses, the level indicates the number of levels it has and what level a particular room is on. Beware when purchasing condos: condo numbers starting with 12 may be on floor 13. Also, Canada denominates the entrance floor as the ground floor, not the first floor as the US does
- **Unit#** - only available when purchasing a condo. The first 1-2 digits of the unit# are the floor that the unit is on
- **Locker#** - indicates the locker that is associated with the condo unit
- **Dir/Cross St** - the nearest major intersection/junction
- **Prop Mgmt** - the property management company in charge of the unit you are purchasing
- **Lot** - the dimensions of the property if you are purchasing a house
- **MLS#** - the MLS# is the number of the MLS listing that the property can be found on. You can use this number to search for the listing on multiple websites
- **Sellers** - the person or corporation selling the property
- **Possession** - the ideal closing date for the seller
- **Occup** - occupied by the owner or the tenant - if the tenant is there, a 24-hour notice is necessary for all the viewings
- **Status Cert** - Condo Status Certificate availability. This status can be Y (yes) or N (no)
- **Bldg Name** - the name of the condo building
- **Basement** - basement present on the property or not
- **Heat** - the kind of heating used in the property
- **A/C** - the availability of a cooling system
- **Central Vac** - central vacuum presence
- **Apx Age** - the age of the property (sometimes, an exact age is given and sometimes a range)
- **Apx Sqft** - the size of the interior space - you may not always get a specific size, but rather a range
- **Sqft Source** - the source that the information on the size of the home/condo was obtained from



- **Exposure** - the cardinal points that the property faces
- **Elevator/Lift** - indicates the presence of an elevator or lift on the property
- **Ens Lndry** - ensuite laundry presence
- **Spec Desig** - Includes any special designation that the building may have. For example, it could be a historical site, or it could belong to a special epoch
- **Prop Features** - lists nearby amenities
- **Exterior** - the material the exterior of the house is made of. Brick houses will cost more, but wooden houses cost more in maintenance
- **Pets Perm** - usually only listed for the condos, the field indicates whether pets are permitted on the property/in the building
- **Locker** - indicates whether the condo comes with a locker and whether it is rented or owned
- **Maint** - the current maintenance fees associated with the condo
- **Taxes Incl** - shows whether the taxes are included in the maintenance fees or not
- **Heat Incl** - shows whether heating is included in the maintenance fees or not
- **Cable TV Incl** - shows whether cable TV is included in the maintenance fees or not
- **Bldg ins Incl** - shows whether building insurance is included in the maintenance fees or not
- **Com Elem Incl** - shows whether common amenities are included in the maintenance fees or not
- **GreenPIS** - certification field - not always filled in
- **Water Incl** - shows whether water is included in the maintenance fees or not
- **Hydro** - shows whether electricity (yes, Hydro stands for electricity) is included in the maintenance fees or not
- **CAC Incl** - shows whether electricity used by the AC system is included in the maintenance fees or not
- **Prkg Incl** - shows whether parking is included in the maintenance fees or not
- **Park/Drive** - the location of the parking lot associated with the property
- **Gar/Gar Spcs** - the number of parking spaces associated with the property in a garage and the presence of the garage
- **Drive Park Spcs** - the number of parking spaces permitted
- **Tot Prk Spcs** - total number of parking spaces
- **Park Type** - the parking space ownership status: rented or owned
- **Park \$/mo** - if the parking space is rented, the cost per month and whether it is included in the maintenance fees
- **Bldg Amen** - all the amenities of the building
- **Pool** - for houses or condos, it indicates the presence of a pool on the property
- **Client Remks** - client remarks, written by the seller
- **Extras** - any additional remarks not included above