

**Square Feet: 1228****Bedrooms: 3****Bathrooms: 1.5****Price:\$199,900**

## General

- \$199,900.00 including GST
- 5 Year Manitoba New Home Warranty
- 12 x 24 insulated garage
- Garage door remote keypad
- Landscaped with top soil
- Engineered slab foundation
- Concrete driveway and sidewalk

## Exterior Finishes

- Owens Corning Duration Shingles with limited lifetime warranty
- Kaycan Vinyl Siding
- Stackstone Brick
- Armwood Windows & doors

## Interior Finishing

- White molded Doors
- 3 paint colours
- White MDF casings and baseboards
- \$800 lighting allowance

## Cabinets

- \$6,000 allowance
- Floform premium finish countertops
- Stainless steel range hood

## Flooring

- \$5,000 allowance
- Vinyl flooring throughout main floor and in bathroom on 2nd floor
- Carpet on the stairs and in bedrooms

## Electrical

- 2 - TV Jacks
- 2 - Phone Jacks
- 200 amp service

## Plumbing

- Forced air electric heat
- Air exchanger
- 1 pc acrylic bath tub
- Dishwasher roughed in
- Moen single lever faucets
- Double stainless steel kitchen sink

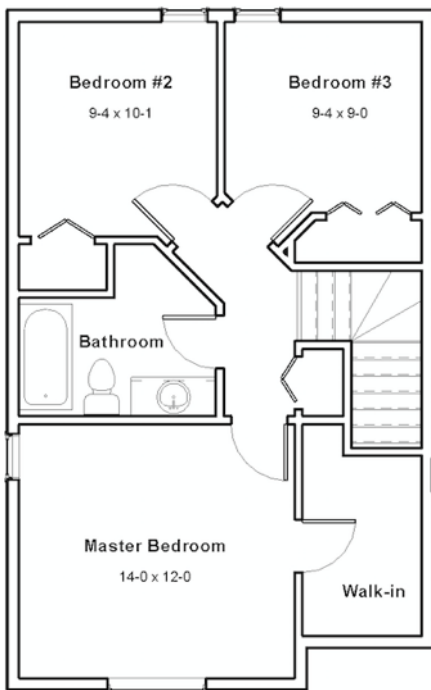
**Main Floor**



**Options**

- 36" island with overhang - \$1,200
- Maple cabinets - \$1,500
- 36" maple island with overhang - \$1,400
- Water line to fridge - \$175
- Central air conditioner - \$2,800
- Beam central vac - \$1,500
- Floor heat pipes - \$3,000
- Floor heat operational - \$6,500
- 12x12 concrete deck - \$860
- Sawatzky's Appliance kitchen package - \$4500
- Sawatzky's Appliance laundry package - \$1900

**2nd Floor**



45.5'	36.5'	36.5'	36.5'	36.5'	36.5'	36.5'	36.5'	36.5'	36.5'	36.5'	36.5'	36.5'	36.5'	36.5'
18'	18'	18'	18'	18'	18'	18'	18'	18'	18'	18'	18'	18'	18'	18'
SOLD <sup>1</sup>	SOLD <sup>2</sup>	SOLD <sup>3</sup>	SOLD <sup>4</sup>	SOLD <sup>5</sup>	SOLD <sup>6</sup>	SOLD <sup>7</sup>	SOLD <sup>8</sup>	SOLD <sup>9</sup> +	18	20	22	24	Unavailable	Unavailable

**MANCHESTER STREET**

**LOTS: 1-24  
BLOCK: —  
PLAN: 57349**

\*All pricing is subject change without notice

