

New Homes for Sale

YELLOWSTONE TRAIL, WINKLER

\$315,900 per unit
Net GST Included



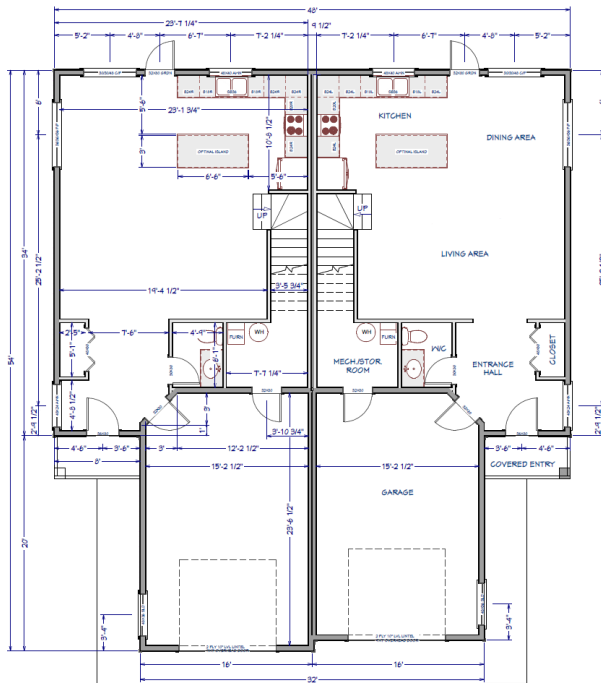
SQUARE FEET:
Left unit – 1,638
Right unit – 1,622

BEDROOMS: 3
BATHROOMS: 2.5
LOT SIZE: 32' x 120'
BACKYARD DEPTH: 40'

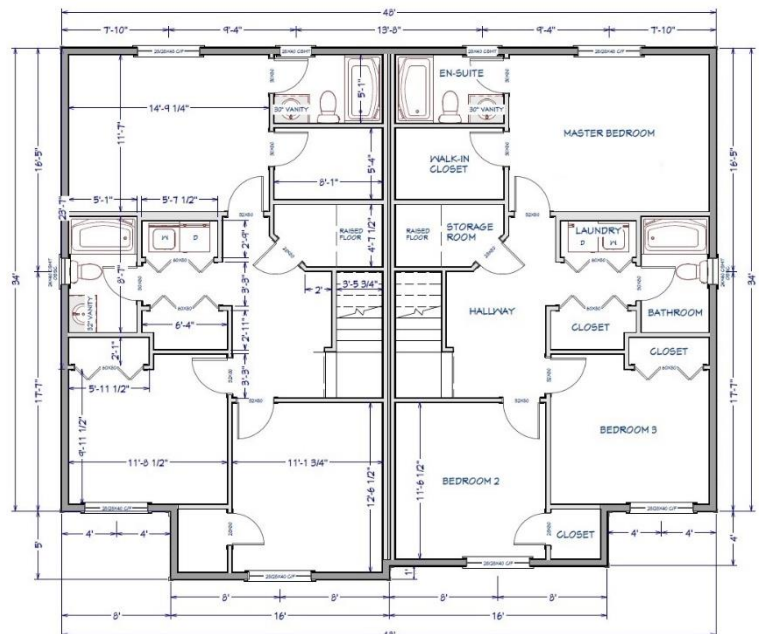
GARAGE: Attached
Left unit – 16' x 24'
Right unit – 16' x 23'

Exterior colours may vary

MAIN FLOOR



SECOND FLOOR



FEATURES

General Construction

- 2x6 exterior walls with R22 insulation, house wrap
- 2x4 interior walls
- Double 2x4 partition wall with sound proofing insulation
- Engineered roof trusses at 24" o/c, R50 attic insulation
- Thickened edge slab concrete foundation
- Spray foam boxing in floor joists
- 9ft ceilings on main floor
- 8ft ceilings on second floor

Garage

- Oversized single garage
- Insulated & drywalled

Exterior Finish

- IKO Cambridge Fiberglass Shingles
- Seamless steel siding
- Aluminum soffit and fascia
- Huron triple pane PVC windows
- Berdick exterior doors
- Concrete driveway and sidewalk

Interior Finish

- Painted hollow core doors
- 1x3 aspen painted trim
- Smooth ceilings, painted drywall
- Vinyl plank main floor & carpeted stairs and 2nd floor

Cabinetry

- Floform laminate countertops
- Lexington Style kitchen cabinets by Commander Kitchens
- Soft close cabinet drawers and doors
- Island included

Circle Buyer's Selections:

Cabinets: *White / Grey*

Countertops: *White Cascade / Dusk Cascade*

Electrical

- 2 TV jacks
- 1 Phone jack
- 200-amp service
- Wiring as per code
- Separate hydro meter for each unit
- Electric furnace
- Central Air Conditioning
- Air exchanger
- Main floor in-floor heat pipes (ready for boiler)

Plumbing

- Double stainless steel kitchen sink
- Dishwasher rough in
- 2-piece main floor bathroom
- 2 x 4-piece second floor bathrooms (1 ensuite)

Other

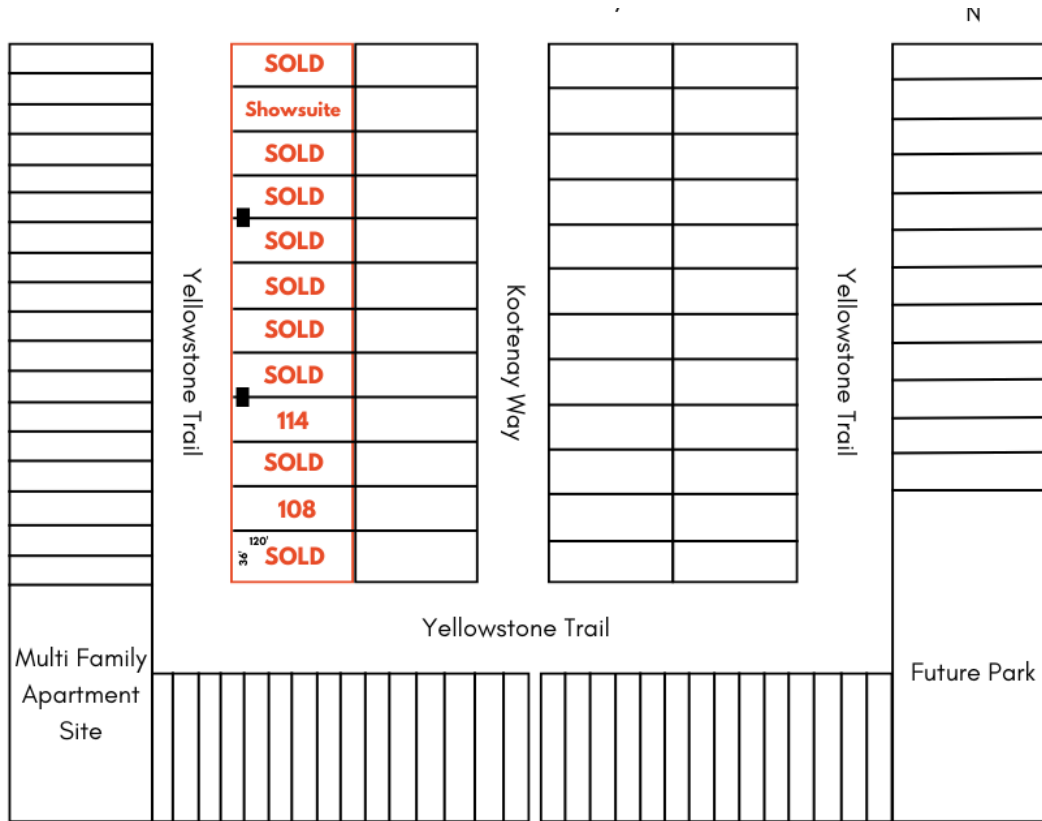
- Landscaping with topsoil and seed
- 6'x10' back concrete pad
- 8' PVC privacy fence between units
- **5-year Blanket Home Warranty Included**
- GST rebate back to Vendor

Additional Options Available for Purchase:

- | | |
|---|----------|
| <input type="checkbox"/> 5 Whirlpool White Appliances | +\$3,600 |
| <input type="checkbox"/> Floor Heat Boiler - Supplied and Installed | +\$4,500 |



LOCATION



Unit #	Legal Description	Exterior colour	Possession date
138		SOLD	
136		<i>Showsuite</i>	
132		SOLD	
130		SOLD	
126		SOLD	
124		SOLD	
120		SOLD	
118		SOLD	
114	9-3-72049	Brown	September 1 st , 2024
112		SOLD	
108	11-3-72049	Brown	September 1 st , 2024
106		SOLD	

