

New Homes for Sale on Kootenay Way

The Parks Development, Winkler

\$320,900 per unit
Net GST Included



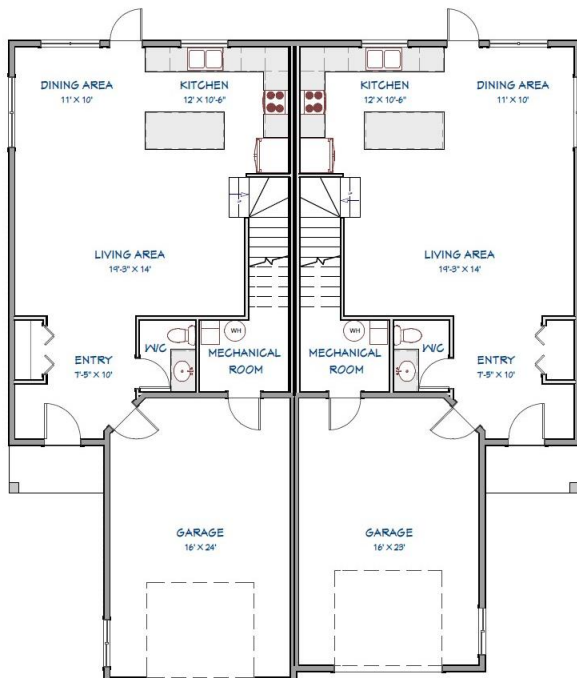
SQUARE FEET:
Left unit – 1,638
Right unit – 1,622

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

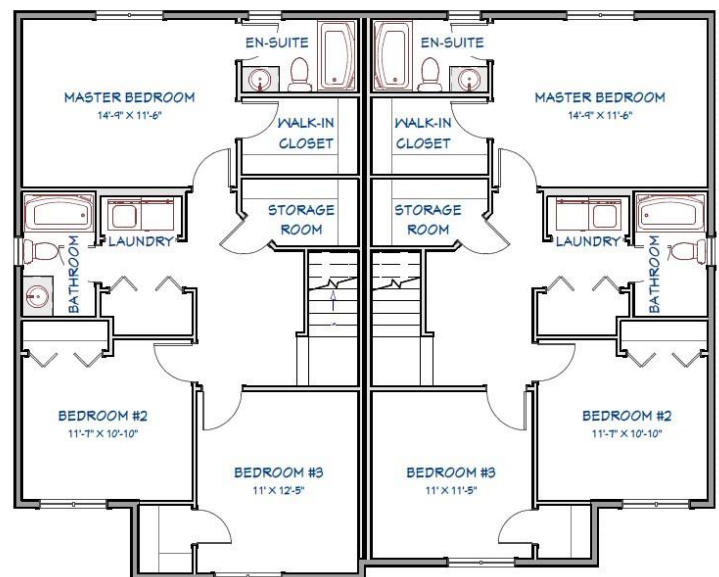
ATTACHED GARAGE:
Left unit – 16' x 24'
Right unit – 16' x 23'

*Exterior colours may vary from what is shown.

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
- In-floor heat pipes (ready for boiler)

Exterior Finish

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

Interior Finish

- Painted hollow core doors
- 1x3 aspen painted trim
- Filled and painted trim & baseboards
- 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
- 125 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)
- White Range Hood included

Plumbing

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

Other

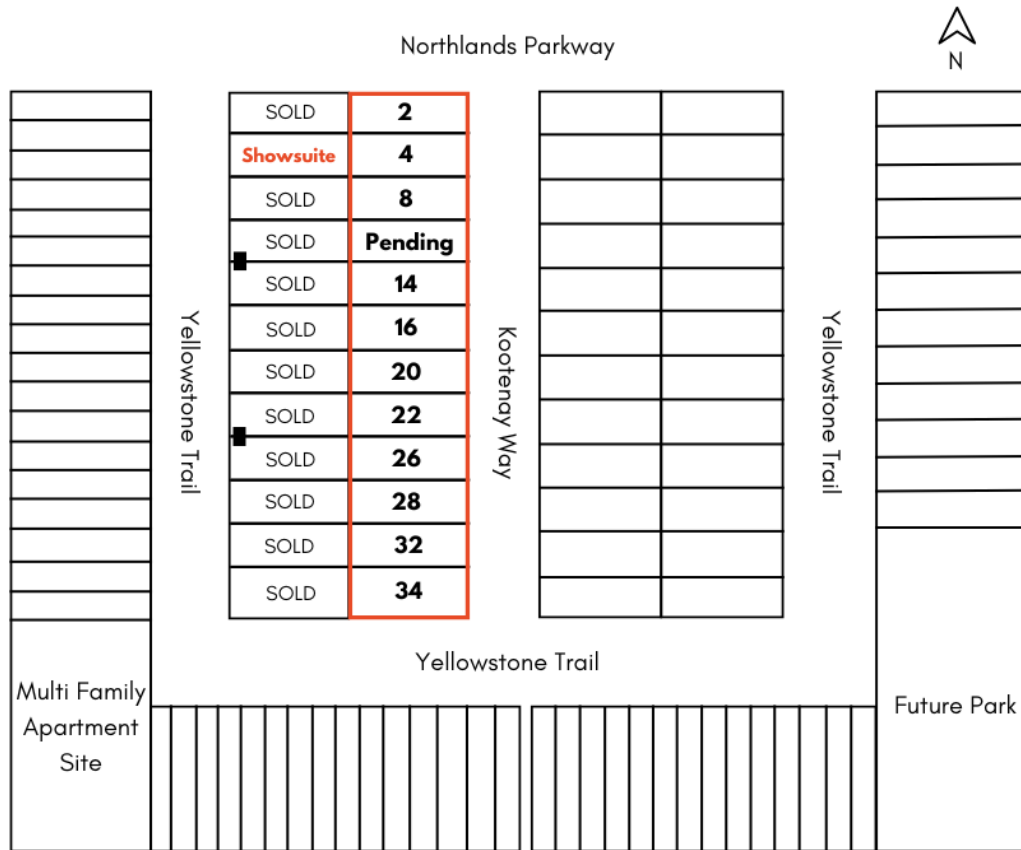
- Landscaping with topsoil and seed
- 6'x10' back concrete pad
- 6' PVC privacy fence between units
- **5-year Blanket Home Warranty Included**
- GST rebate back to Vendor

Additional Options Available for Purchase:

- | | | |
|--------------------------|---|----------|
| <input type="checkbox"/> | 5 Whirlpool White Appliances – Supplied & Installed | +\$4,200 |
| <input type="checkbox"/> | Floor Heat Boiler - Supplied and Installed | +\$4,500 |
| <input type="checkbox"/> | Stainless Steel Range Hood | +\$125 |



LOCATION



Showsuite Located at 136 Yellowstone Trail

Unit #	Legal Description	Possession date
2	Lot 24 Blk 3 Plan 72049	*December 2 nd , 2024
4	Lot 23 Blk 3 Plan 72049	*December 2 nd , 2024
8	Lot 22 Blk 3 Plan 72049	*December 16 th , 2024
10	Lot 21 Blk 3 Plan 72049	<i>Pending</i>
14	Lot 20 Blk 3 Plan 72049	TBD
16	Lot 19 Blk 3 Plan 72049	TBD
20	Lot 18 Blk 3 Plan 72049	TBD
22	Lot 17 Blk 3 Plan 72049	TBD
26	Lot 16 Blk 3 Plan 72049	TBD
28	Lot 15 Blk 3 Plan 72049	TBD
32	Lot 14 Blk 3 Plan 72049	TBD
34	Lot 13 Blk 3 Plan 72049	TBD

*Possession dates conditional upon Manitoba Hydro service being in place.

