

# New Homes for Sale on Kootenay Way

## The Parks Development, Winkler

**\$335,900 per unit**  
Net GST Included



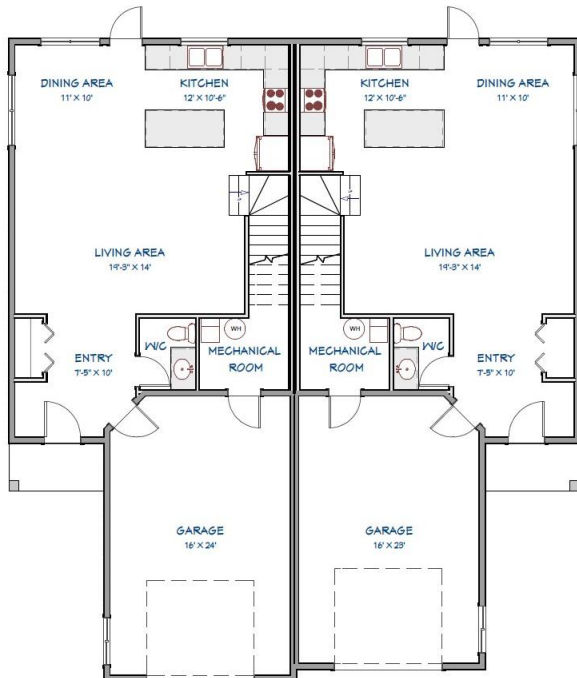
**SQUARE FEET:**  
Left unit – 1,638  
Right unit – 1,622

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

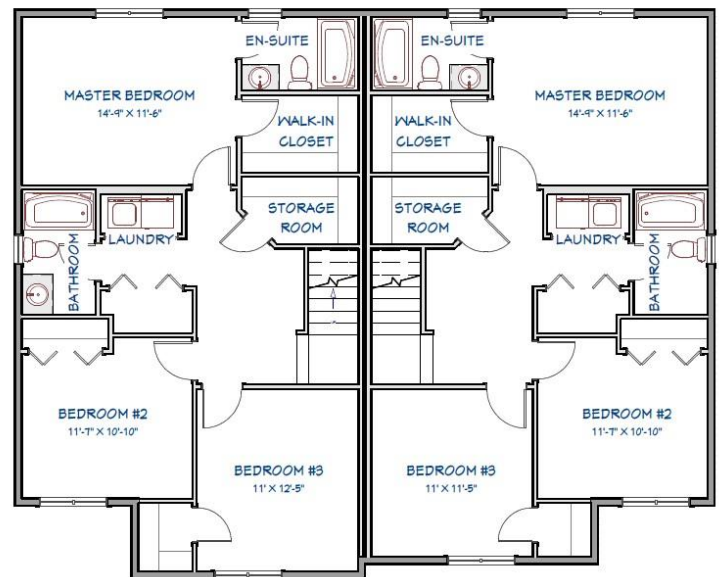
**ATTACHED GARAGE:**  
Left unit – 16' x 24'  
Right unit – 16' x 23'

\*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
- Main floor in-floor heat pipes (ready for boiler)
- 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)
- Garage door opener & remote

## 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 2<sup>nd</sup> floor

## Cabinetry

- Floform laminate countertops
- Lexington Style kitchen cabinets by Commander Kitchens
- Soft close cabinet drawers and doors
- Island included
- *Opening for fridge is 38", maximum fridge width allowed is 36" (depending on model)*

## 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
- White Range Hood included

## Plumbing

- Double stainless steel kitchen sink
- Dishwasher rough in
- Fridge waterline
- 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**



# SELECTIONS

**Please Circle Buyer's Selections**

**Cabinets:**                                  *White*                  /                  *Grey*

**Countertops:**                              *White Cascade*                  /                  *Dusk Cascade*

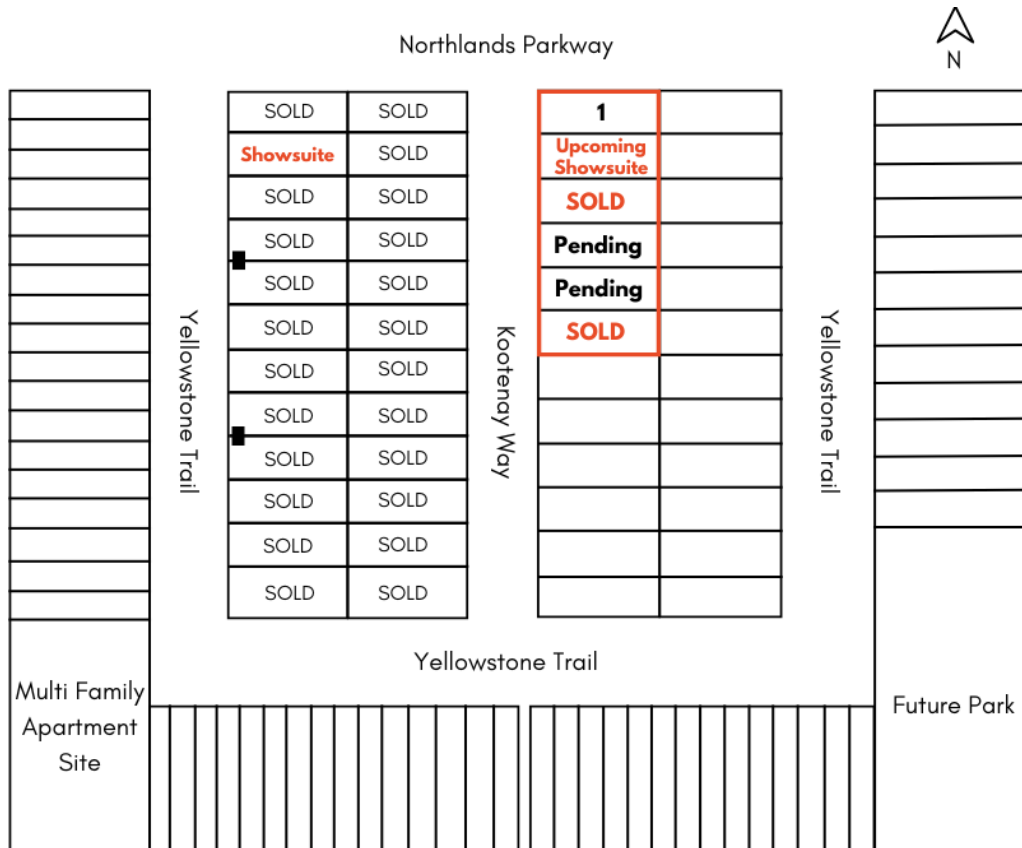
*Entrance Privacy Walls*                  /                  *Entrance Open Concept*

# OPTIONS

<b>Initials</b>	<b>Additional Options Available for Purchase</b>	<b>Price</b>
	5 Whirlpool White Appliances – Supplied & Installed <i>Opening for fridge is 38", maximum fridge width allowed is 36"(depending on model)</i>	<b>+\$4,200</b>
	Stainless Steel Range Hood	<b>+\$125</b>
	Electric Floor Heat Boiler – Dual Zone Supplied and Installed	<b>+5,300</b>
	Natural Gas Floor Heat Boiler – Dual Zone Supplied and Installed	<b>+\$7,755</b>
	Natural Gas Furnace	<b>+\$4,500</b>
	<b>Total</b>	



# LOCATION



## Showsuite Located at 136 Yellowstone Trail

Address	Legal Description	Exterior Colours (Gables, Siding, Brick)	Possession date
1	Lot 1 Blk 2 Plan 72049	Burnished Slate, Sierra Tan, Brindle	Aug 29 <sup>th</sup> , 2025
7	Lot 3 Blk 2 Plan 72049	Burnished Slate, Sierra Tan, Brindle	<b>SOLD</b>
9	Lot 4 Blk 2 Plan 72049	Burnished Slate, Sierra Tan, Brindle	<b>Pending</b>
13	Lot 5 Blk 2 Plan 72049	Dark Bronze, Medium Bronze, Fawn	<b>Pending</b>
15	Lot 6 Blk 2 Plan 72049	Dark Bronze, Medium Bronze, Fawn	<b>SOLD</b>

NOTE: Exterior colour samples can be viewed at the showsuite

