

# New Homes for Sale

## HANOVER DRIVE, MORDEN

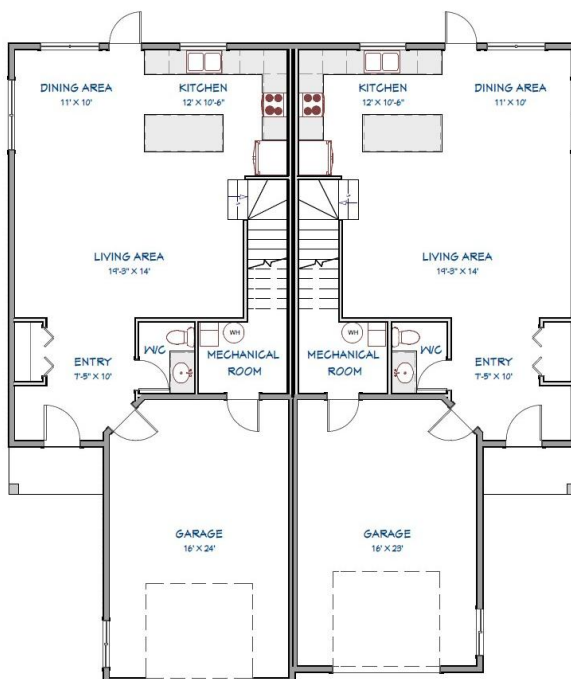
**\$349,900 per unit**  
Net GST Included



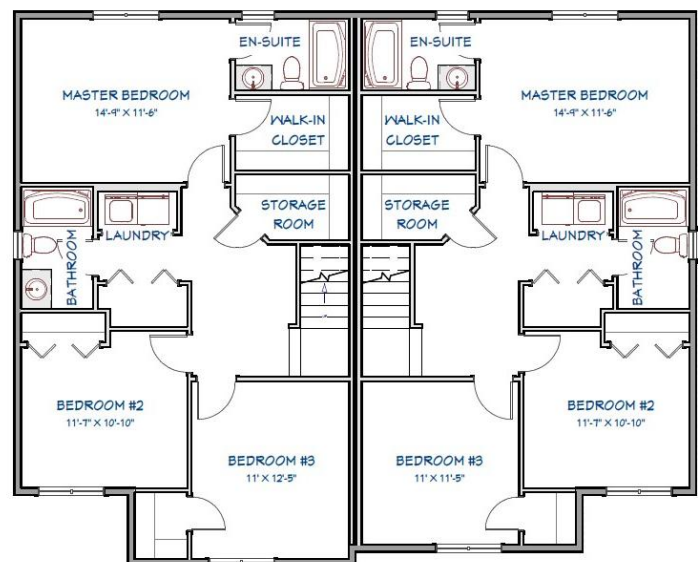
BEDROOMS: 3	SQUARE FEET:	GARAGE: Attached	EXTERIOR FINISHES:
BATHROOMS: 2.5	Left - 1,638	Left - 16' x 24'	Siding - Slate Grey
	Right - 1,622	Right - 16' x 23'	Brick - Carbon
			Gables - Charcoal Gray

Photos depict finished homes on Yellowstone Trail in Winkler.

### 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 the 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**

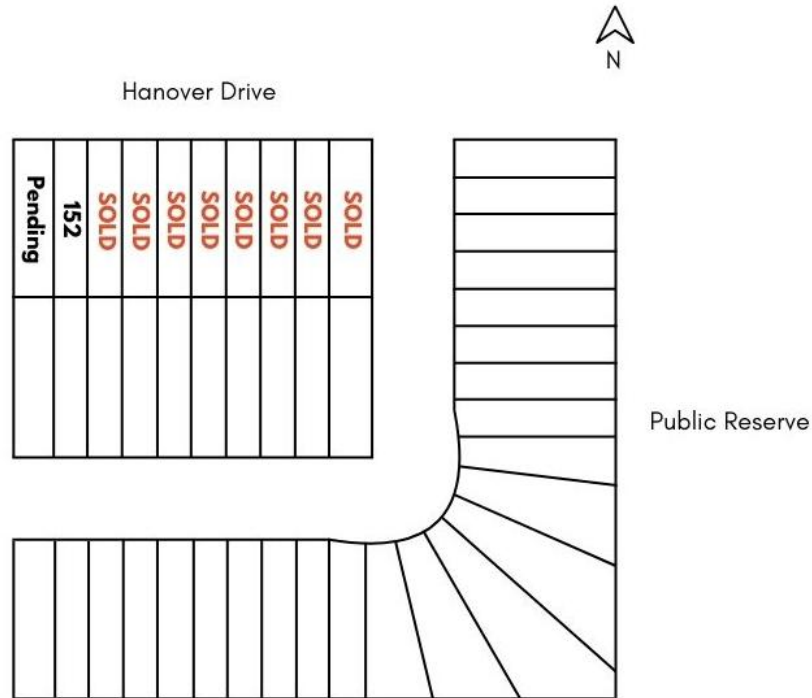
**Entrance Privacy Walls** / **Entrance Open Concept**

## OPTIONS

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



## LOCATION



Address	Legal Description	Lot Size	Possession Date
136	<b>SOLD</b>		
138	<b>SOLD</b>		
140	<b>SOLD</b>		
142	<b>SOLD</b>		
144	<b>SOLD</b>		
146	<b>SOLD</b>		
148	<b>SOLD</b>		
150	<b>SOLD</b>		
152	Lot 2 Blk 2 Plan 72160	28' x 130'	January 23 <sup>rd</sup> , 2026
154	<b>Pending</b>	34' x 130'	January 23 <sup>rd</sup> , 2026

Showsuite located at 136 Yellowstone Trail, Winkler.

Contact your Realtor to schedule a showing.

