

# 136 Yellowstone Trail, Winkler

**\$349,900**

Net GST Included

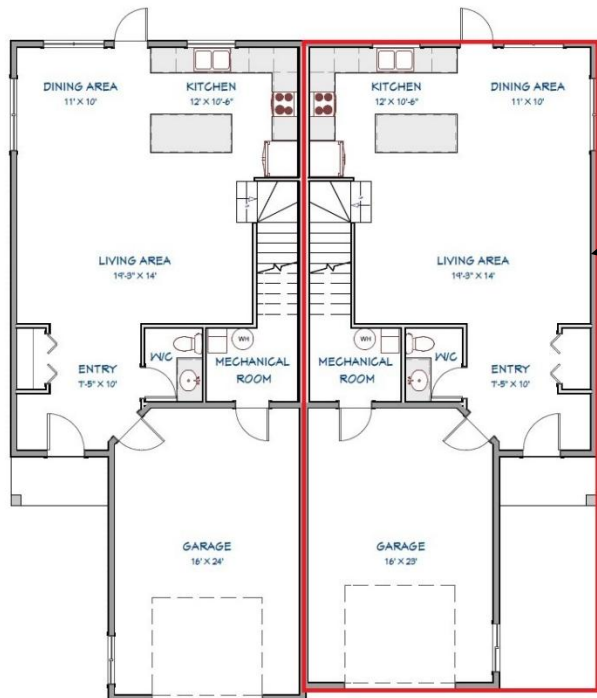


**SQUARE FEET: 1,622**  
**ATTACHED GARAGE: 16' x 23'**

**BEDROOMS: 3**

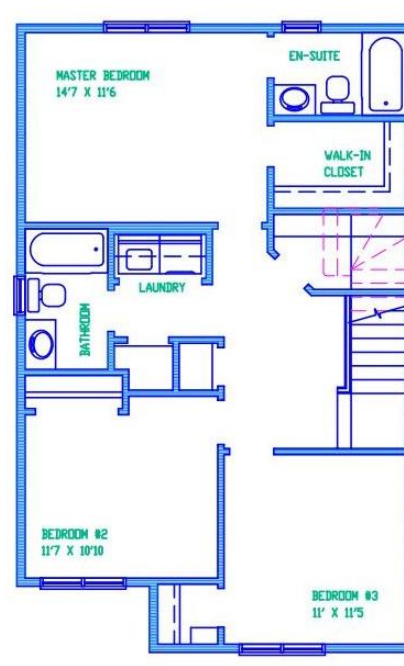
**BATHROOMS: 2.5**  
**BACKYARD DEPTH: 40'**

## MAIN FLOOR



Please note actual window location

## 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 & garage 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
- Garage door opener & remote

## 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
- 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

## 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
- White Range Hood included

## Plumbing

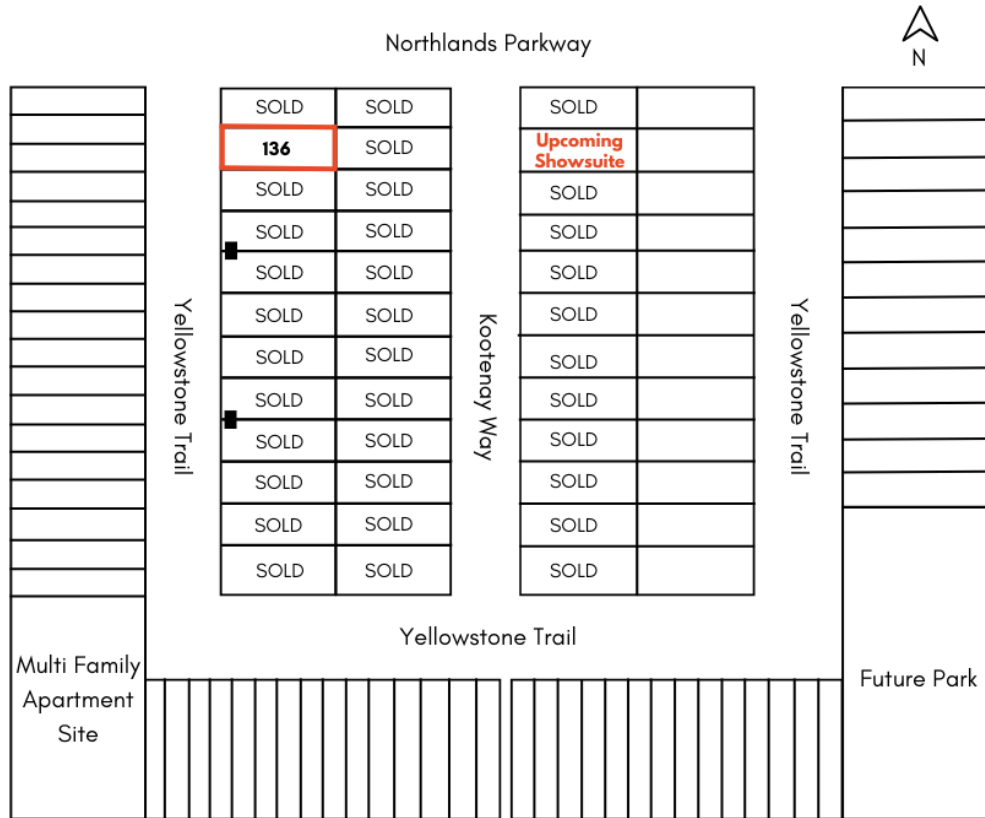
- Double stainless steel kitchen sink
- Dishwasher rough in
- 2-piece main floor bathroom
- 2 x 4-piece second floor bathrooms (1 ensuite)
- Central Vac rough-in

## 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**
- **The Appliances onsite can be included for an additional \$4,200, install included.**



# LOCATION



Address	Legal Description	Lot Size	Possession date
136 (right unit)	Lot 2 Blk 3 Plan 72049	32' x 120'	November 1 <sup>st</sup> , 2025

