

# 263 & 265 14th Street WINKLER

**\$519,900 per unit**



**Brand new duplex currently under construction!**



**SQUARE FEET: 1,523**

**BEDROOMS: 2**

**BATHS: 2**

**YEAR BUILT: 2025/2026**

**LOT SIZE: 43.5' x 154'**

**FOUNDATION: Concrete**

**GARAGE: Double Attached**

263 - 25' x 26'

265 - 25' x 24'

**POSSESSION: Spring/Summer  
2026**

**SCHOOL DIVISION: GVSD**



## FEATURES

### Foundation

- Thickened edge concrete slab with floor heat pipes
- Front and back covered concrete patios
- Concrete driveway and sidewalk up to front door
- Front/back and side yards backfilled and seeded
- 6' tall privacy fence

### Framing

- 2'x6'x9' exterior walls
- 2'x4'x9' interior walls
- Double wall with triple layer 5/8" fireguard and soundproof insulation on party wall
- Engineered truss roof system with 24" overhangs
- OSB sheathing on all walls/roof

### Exterior

- Triple pane, low e, argon pvc windows and doors
- 30 year laminate premium shingle with synthetic underlay
- Mixture of horizontal and vertical siding on side and rear, stone/siding finish on front
- Aluminum soffits/fascia/5" continuous eavestrough

### Interior

- Drywall painted walls and ceilings
- 2-1/4 flat casings and 3-1/4 flat baseboards with paint grade hollow core interior doors
- Flooring budget: \$5.50/sq ft including materials and labor
- Kitchen cabinets, vanities, countertops, and handles budget: \$25,000
- Gas fireplace
- Fully insulated/drywalled/taped/painted garage
- White wire shelving in all closets
- Flat beveled mirrors in bathrooms

### Plumbing/HVAC

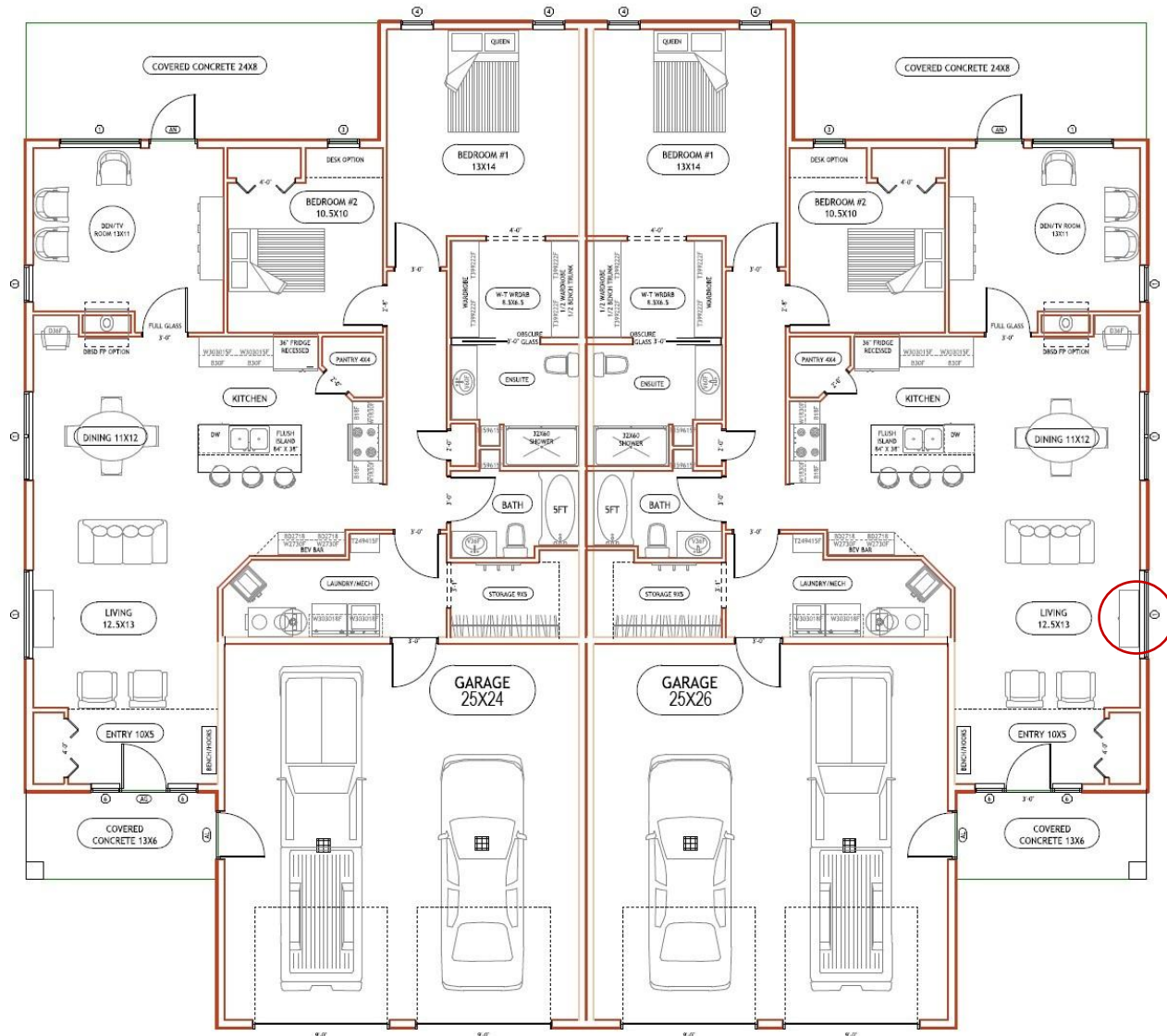
- Gas furnace and central A/C
- 40 Gallon electric water tank
- Air exchanger with timers and humidistat
- Double stainless-steel kitchen sink and faucet
- 5' acrylic shower with seat and door (shower door value \$900 option)
- 5' acrylic tub/shower
- 2 contrac bathroom sinks and faucets
- 2 contrac toilets
- Ducted kitchen exhaust
- 2 outside taps
- Laundry outlet
- 12 kw electric boiler with 2 zones for house and garage floor heat

### Electrical

- 200 Amp overhead service and 40/80 panel
- Kitchen range, micro/range hood, fridge, dishwasher direct
- Kitchen Gfci (self testing)
- Washer, dryer
- 2 smoke and 1 CO2 detector
- 2 rear outside LED. Receptacle
- 16 6 inch LED slim (pot lights) on main floor
- 4 6 inch LED slim lite (sofit)
- 2 shower LED slim lights
- Doorbell
- Fixtures installed (supplied by customer)
- Hot tub wire ready on back patio



## FLOORPLAN



transom  
window living  
room has been  
eliminated due  
to full brick gas  
fireplace

