

**Winkler Office**

507 Main Street
Winkler, Manitoba
Box 130 R6W 4A4
T 204.325.4715

Altona Office

2 - 306 Centre Ave E
Altona, Manitoba
ROG 0B3
T 204.324.5900

choicerealtyltd.com

New Homes for Sale

JORDAN WAY, MORDEN

\$359,900 per unit

Net GST Included



BEDROOMS: 3

BATHROOMS: 2.5

SQUARE FEET:

Left - 1,638

Right - 1,622

GARAGE: Attached

Left - 16' x 24'

Right - 16' x 23'

EXTERIOR FINISHES:

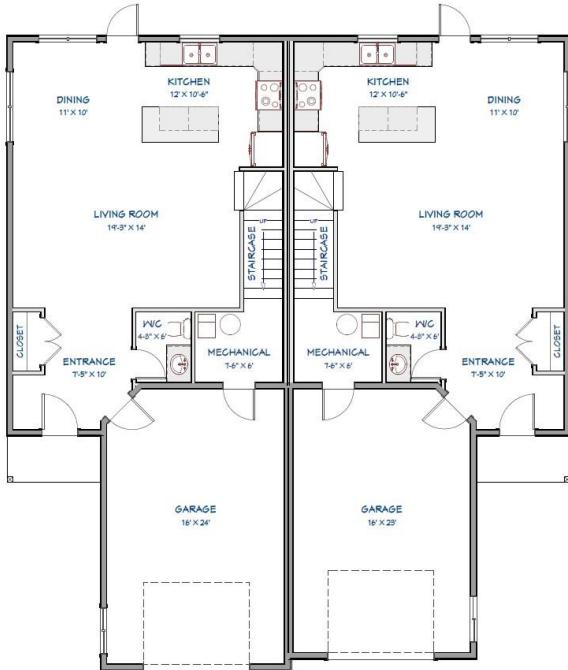
Siding - Burnished Slate

Brick - Brindle

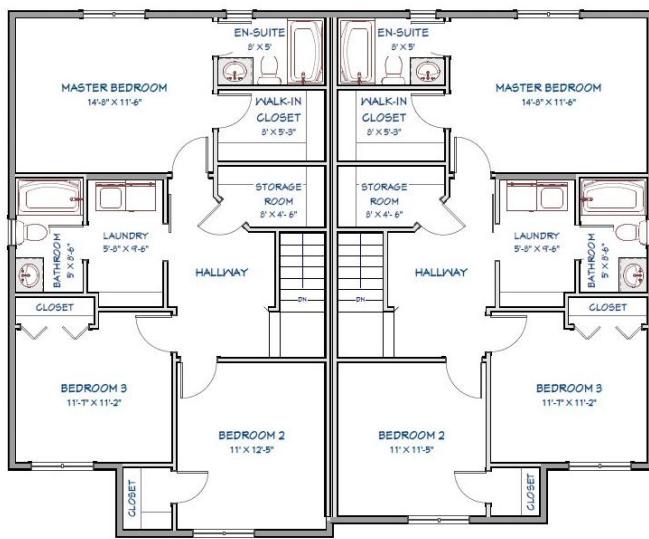
Gables - Sierra Tan

Photos depict finished homes on Yellowstone Trail in Winkler.

MAIN FLOOR



SECOND FLOOR



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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 2nd 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' privacy fence between units
- **5-year Blanket Home Warranty Included**
- **GST rebate back to Vendor**



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SELECTIONS

Please Circle Buyer's Selections

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

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

Entrance Privacy Walls / **Entrance Open Concept**
(Must be selected before drywall)

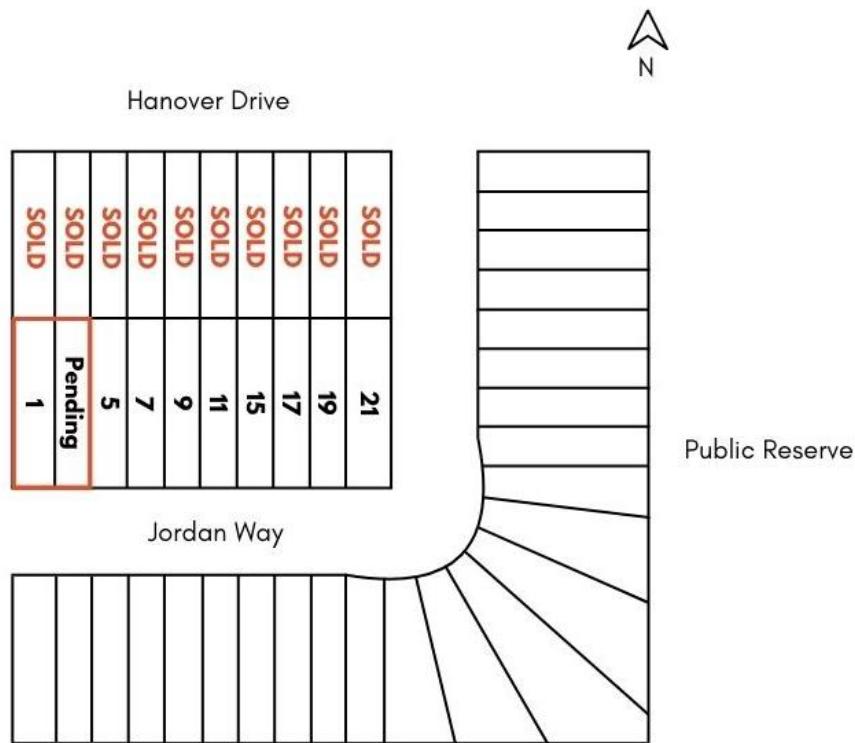
OPTIONS

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 <i>This option is valid until hydro service is scheduled to be installed at the building</i>	+\$7,755
	Natural Gas Furnace <i>This option is valid until hydro service is scheduled to be installed at the building</i>	+\$4,500
	Vinyl Plank flooring throughout (no carpets)	+\$1,500
	Total	



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LOCATION



Address	Legal Description	Lot Size	Possession Date
1	Lot 20 Blk 2 Plan 72160	33.29' x 130'	May 1 st , 2026
3	Lot 19 Blk 2 Plan 72160	28' x 130'	Pending

The Showsuite is located at **3 Kootenay Way, Winkler**.

Contact your Realtor to schedule a showing.



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