

New Homes for Sale

Yellowstone Trail, Winkler

\$359,900 per unit
Net GST Included



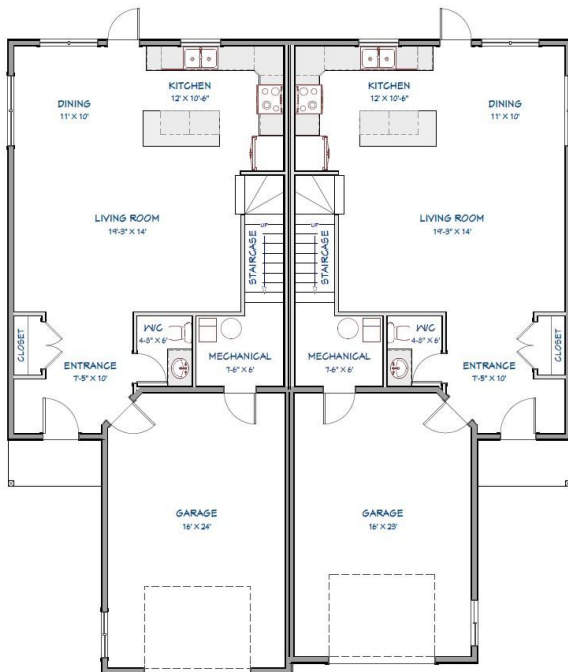
BEDROOMS: 3
BATHROOMS: 2.5

SQUARE FEET:
Left - 1,638
Right - 1,622

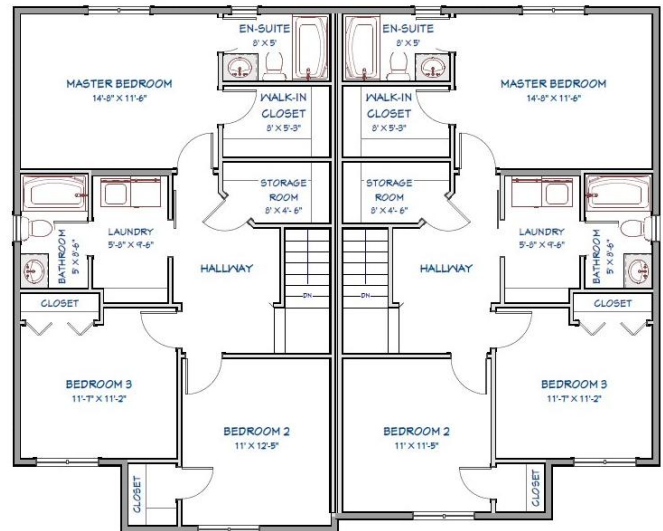
GARAGE: Attached
Left - 16' x 24'
Right - 16' x 23'

Photos depict finished homes in the same development.

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 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**



SELECTIONS

Please Circle Buyer's Selections

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

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

Entrance Privacy Walls / **Entrance Open Concept**

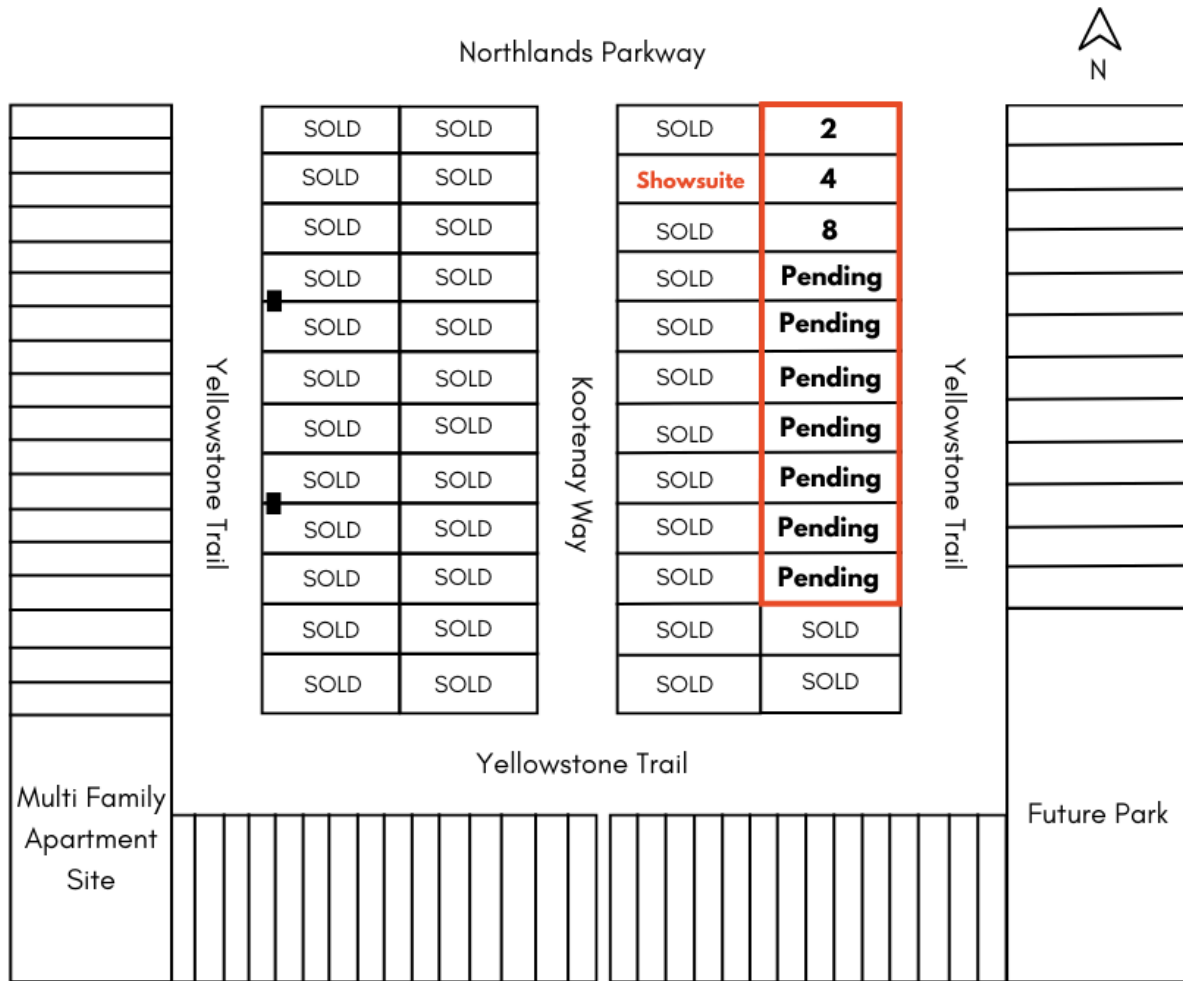
(Must be selected before drywall)

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	



LOCATION



Address	Legal Description	Lot Size	Exterior Finishes	Possession Date
2	Lot 24 Blk 2 Plan 72049	32' x 120'	Burnished Slate, Brindle, Sierra Tan	Nov 16th, 2026
4	Lot 23 Blk 2 Plan 72049	32' x 120'	Burnished Slate, Brindle, Sierra Tan	Nov 16th, 2026
8	Lot 22 Blk 2 Plan 72049	32' x 120'	Burnished Slate, Brindle, Sierra Tan	Oct 5th, 2026
10	Lot 21 Blk 2 Plan 72049	32' x 120'	Burnished Slate, Brindle, Sierra Tan	Pending
14	Lot 20 Blk 2 Plan 72049	32' x 120'	Burnished Slate, Brindle, Sierra Tan	Pending
16	Lot 19 Blk 2 Plan 72049	32' x 120'	Burnished Slate, Brindle, Sierra Tan	Pending
20	Lot 18 Blk 2 Plan 72049	32' x 120'	Slate Grey, Carbon, Charcoal Grey	Pending
22	Lot 17 Blk 2 Plan 72049	32' x 120'	Slate Grey, Carbon, Charcoal Grey	Pending
26	Lot 16 Blk 2 Plan 72049	32' x 120'	Slate Grey, Carbon, Charcoal Grey	Pending
28	Lot 15 Blk 2 Plan 72049	32' x 120'	Slate Grey, Carbon, Charcoal Grey	Pending

The Showsuite is located at **3 Kootenay Way, Winkler**. Contact your Realtor to schedule a showing.

