choice REALTY LTD

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

Altona Office
2 - 306 Centre Ave E
Altona, Manitoba
R0G 0B3
T 204.324.5900

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New Townhomes for Sale

Yellowstone Trail, Winkler

Middle Units: $299,900/unit
End Units: $309,900/unit
Net GST Included

*Exterior finishes may not be exactly as shown

1328 SQUARE FEET **3 BEDROOMS** **1.5 BATHROOMS**

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MAIN FLOOR

656 sq ft

Same floorplan for all units

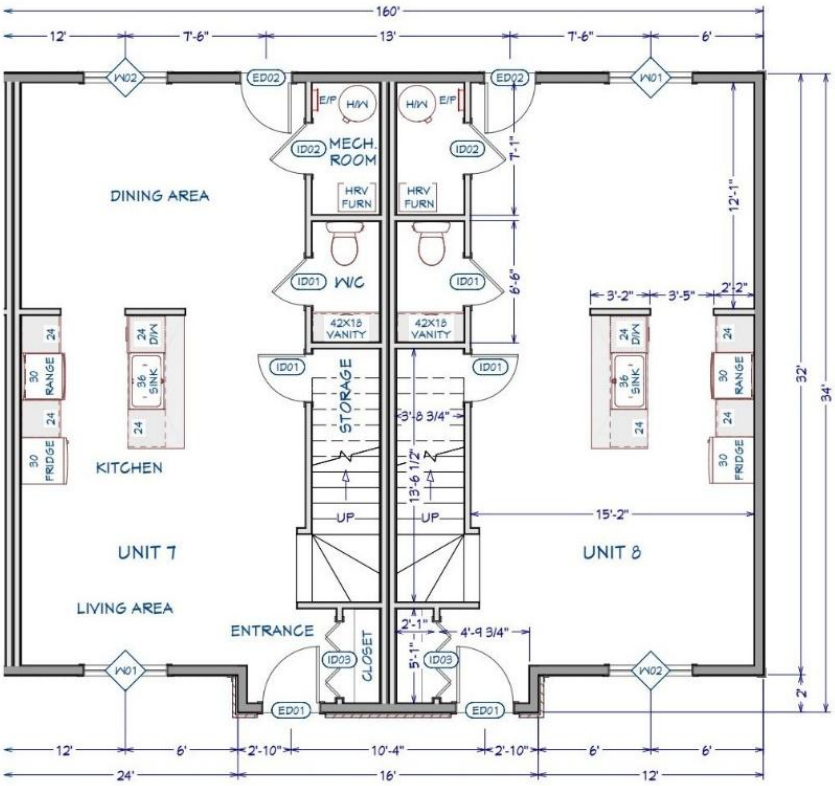
Living Room

Kitchen

Dining Room

2-piece bathroom

Mechanical Room



MAIN FLOOR
INTERIOR WALLS = 377 LF
(EXCLUDING PARTITION WALLS)

SECOND FLOOR

672 sq ft

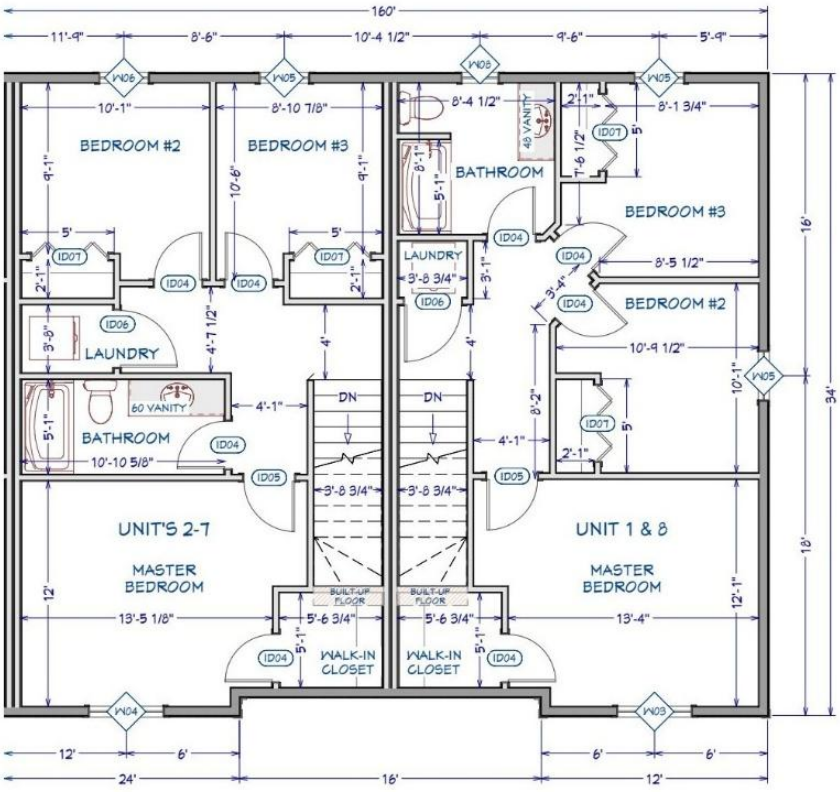
End Units – Shown on Right

Inside Units – Shown on Left

3 Bedrooms

1-4 piece Bathroom

Laundry Closet



Middle Units

2ND FLOOR
INTERIOR WALLS = 812 LF
(EXCLUDING PARTITION WALLS)

End Units

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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
- Spray foam boxing in floor joists
- 9ft ceilings on main floor
- 8ft ceilings on second floor

Exterior Finish
- OC Duration Shingles
- Vinyl siding with brick accents
- 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
- Galley style kitchen and island with eating bar
- White Lexington Style kitchen cabinets by Commander Kitchens
- Soft close cabinet drawers and doors

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 with Heat Pump
- Air exchanger
- White Range Hood included

Plumbing
- Double stainless steel kitchen sink
- Dishwasher rough in
- Fridge waterline
- 2-piece main floor bathroom
- 4-piece second floor bathroom

Other
- Landscaping with topsoil and seed
- **5-year Blanket Home Warranty Included**
- **GST rebate back to Vendor**

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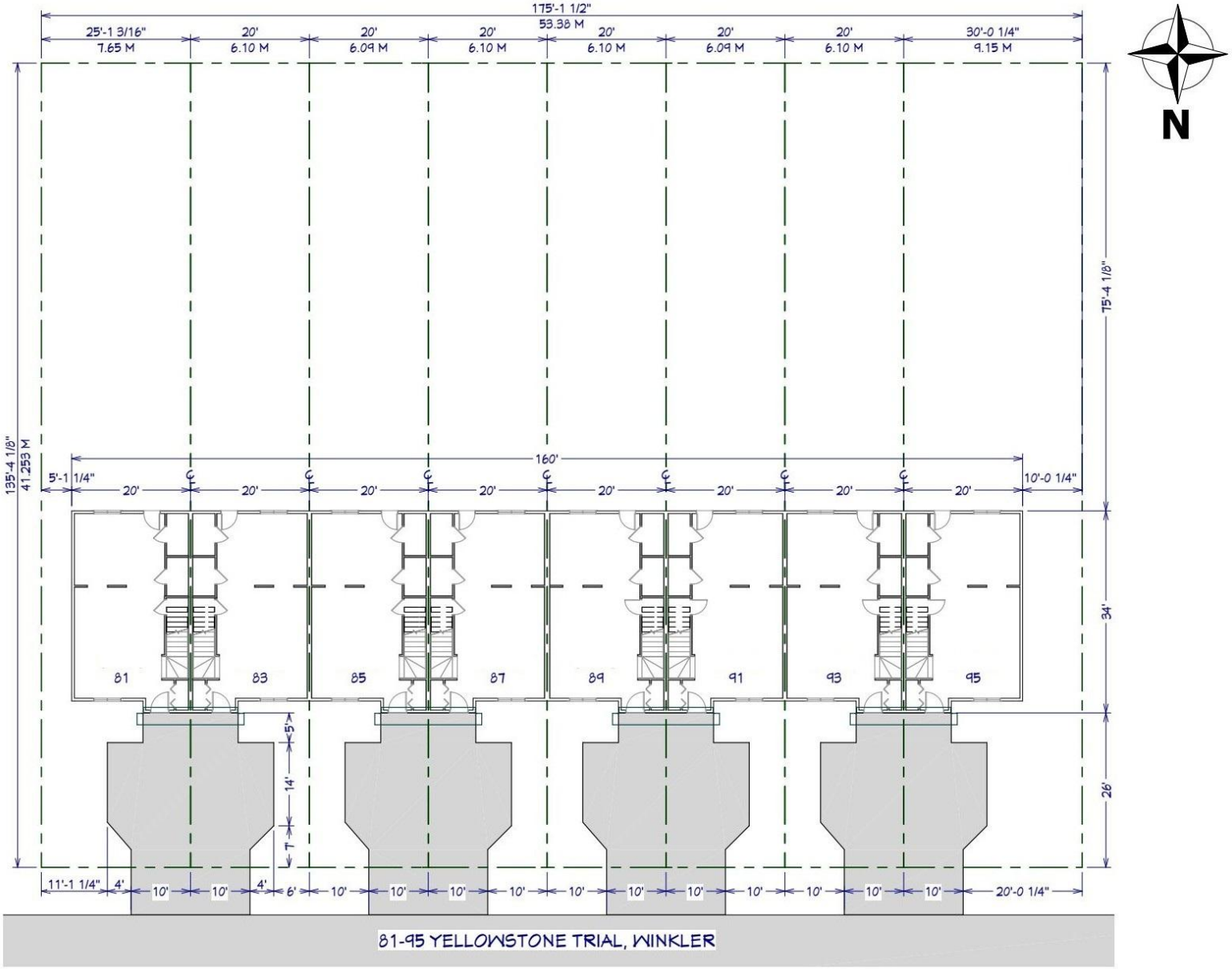
SITE PLAN



75 ft backyards

Fenced along the South side of all backyards

Concrete Driveway and Sidewalk

Approximately 32’ south of the back property is reserved for green space.

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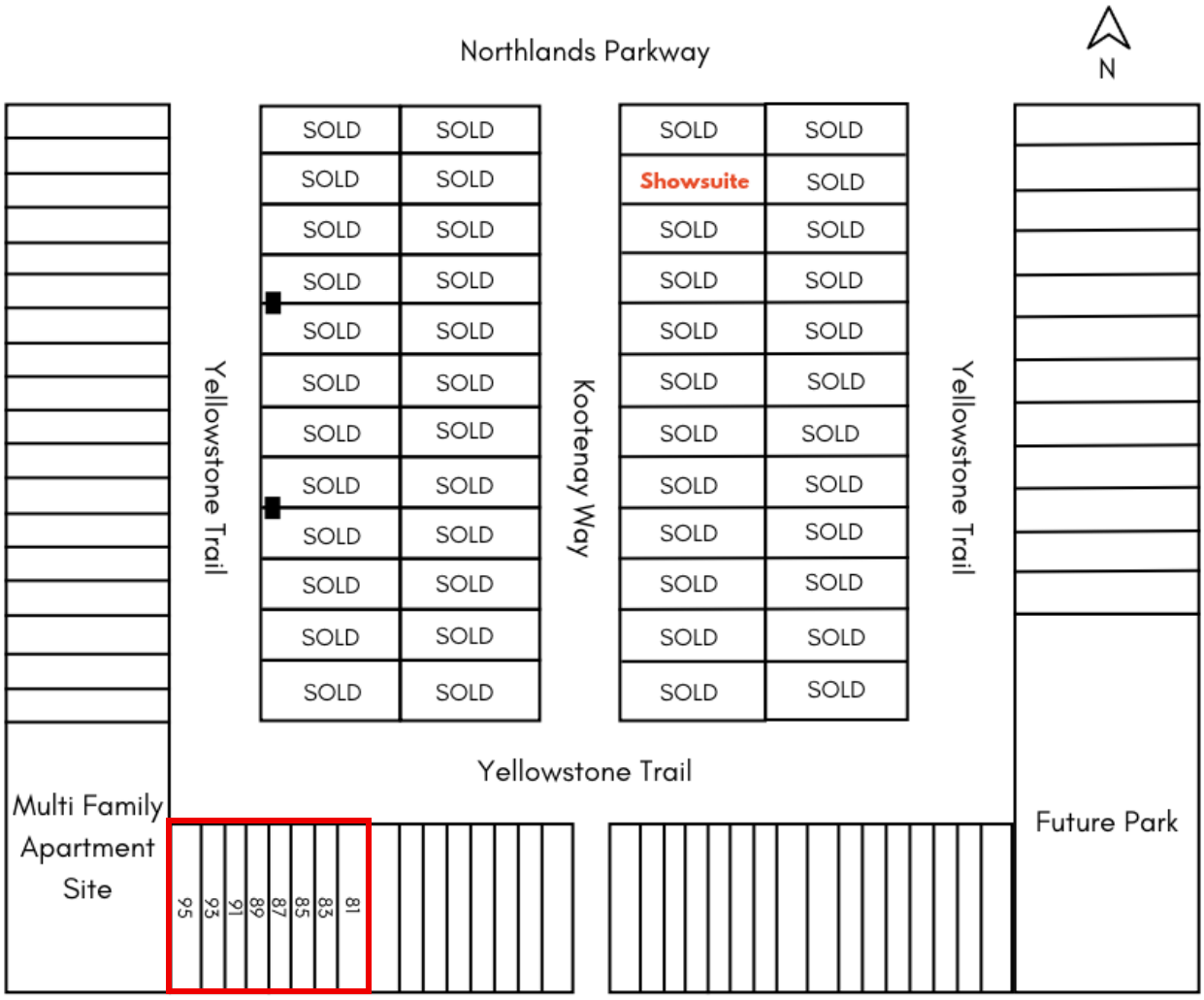
LOCATION



Address	Legal Description	Lot Size	Possession Date
95	Lot 1 Blk 5 Plan 72049	30’ x 135’	February 5th, 2027
93	Lot 2 Blk 5 Plan 72049	20’ x 135’	February 19th, 2027
91	Lot 3 Blk 5 Plan 72049	20’ x 135’	March 5th, 2027
89	Lot 4 Blk 5 Plan 72049	20’ x 135’	March 19th, 2027
87	Lot 5 Blk 5 Plan 72049	20’ x 135’	April 2nd, 2027
85	Lot 6 Blk 5 Plan 72049	20’ x 135’	April 16th, 2027
83	Lot 7 Blk 5 Plan 72049	20’ x 135’	April 30th, 2027
81	Lot 8 Blk 5 Plan 72049	25’ x 135’	May 14th, 2027