FLORA IN SACE CREEK





Village Centre South



Modern & Affordable Living in the Heart of Sage Creek

StreetSide Developments, a Qualico Company, is proud to introduce our newest collection of townhomes at Flora Condominiums in Southeast Winnipeg.

Conveniently located in Sage Creek, one of the most desirable neighbourhoods in the city, Flora Condominiums combines a family-oriented atmosphere with all the amenities of modern living. Flora by StreetSide gives you the opportunity to live the best life you can, with the convenience of condo living at an affordable price.



Life in Sage Creek



Since its inception, Sage Creek invites you to live life to the fullest. Modern urban planning, a dynamic Village Centre and ideally positioned near major routes, Sage Creek is truly a complete community.

Surrounded by nature and walking trails, Sage Creek attracts all lifestyles. There's a place for virtually everyone at all stages of life. This multi-generational approach ensures that there will always be new life and energy here.

Located in the heart of Sage Creek, Flora Condominiums gives you access to everything that this vibrant neighbourhood has to offer within walking distance.

Services

Bell MTS

Creek Village Dental

La Salle Insurance

Madam's Nail Spa

Marquis Dance Academy

Orangetheory Fitness

RBC Royal Bank

Sage Creek Animal Hospital

Sage Creek Dental Centre

Sage Creek Eye Centre

Sage Creek Massage Therapy

Sage Creek Medical Center

Sage Creek Physiotherapy

Spire Physiotherapy

Supplement King

TD Canada Trust

Tommy Gun's Barber Shop

The Joint

Wyatt Dowling Insurance

No. 27 Station Fire Hall

Von Riesen Hair Co.

9Round Fitness

Mr. Lube (Coming Soon)

Restaurants

Banana Boat

Block & Blade Restaurant & Bar

Charito Bakery & Pastry

Dominos

Edo Japan

Empty Cup Collective

Hiro Sushi

Mary Brown's Chicken & Taters

McDonald's

Opa! of Greece

Pizza Pizza

Subway

Tim Hortons

Za Pizza Bistro

Santa Lucia Pizza (Coming Soon)

Lucky Duck (Coming Soon)

Shopping

Pet Valu

Liquor Mart

Shoppers Drug Mart

Shell Gas Station & Car Wash

Sobevs

Dollarama

For more community details visit sagecreek.ca





9 50 Morning Star Lane

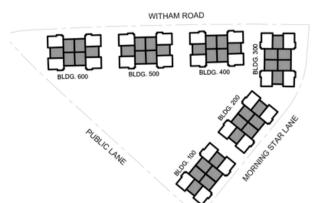
Flora North Condominiums consists of six 10-plex buildings.

Total Units: 60

- The Iris (Inside Units, 979 SF; total of 36)
- The Palm (Corner Units, 1178 SF; total of 24)



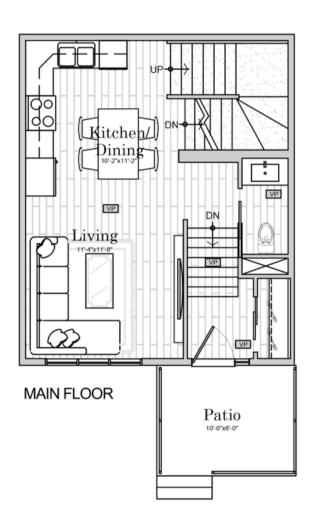
FLORA NORTH CONDOMINIUMS

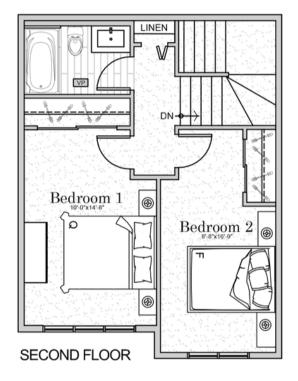


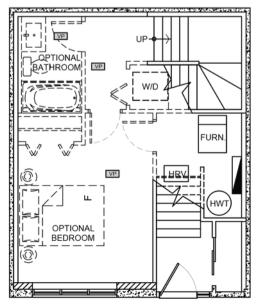


The Iris

2 Bed | 1.5 Bath 979 Sqft.







LOWER LEVEL OPTIONAL DEVELOPMENT













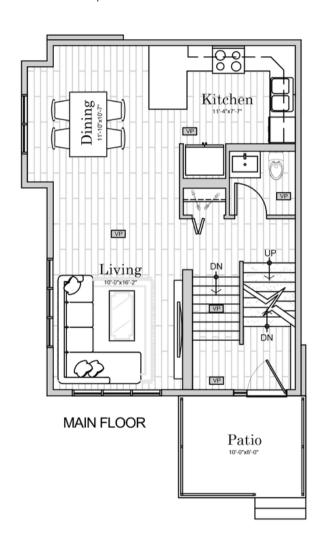


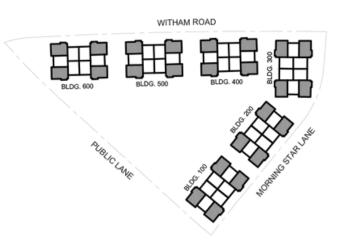
FLORA NORTH CONDOMINIUMS

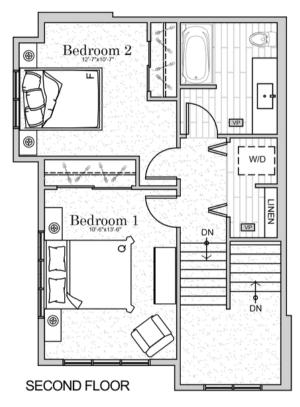
NORTH

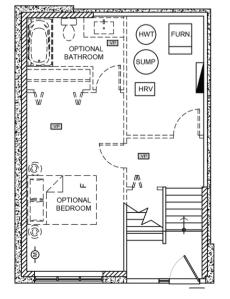
The Palm

2 Bed | 1.5 Bath 1178 Sqft.









LOWER LEVEL OPTIONAL DEVELOPMENT



















SPECIFICATIONS

Kitchen Features

- Custom designed, Flat-Panel Thermofoil cabinets with soft close hardware
- Quartz counter tops with contemporary edge profile in decorative colours
- Double-basin stainless steel sink
- Deluxe single-lever, black finish pulldown faucet

Bathrooms

- Flat-Panel Thermofoil vanity cabinets
- Laminate counter tops in decorative colours
- White, low water consumption flush toilets w/lined tanks
- White, drop in sinks
- Black bathroom hardware
- Centrally ventilated to exterior
- 5' tub/shower in main bathroom

Drywall & Insulation

- Demising walls are constructed of double stud wall with air space between, two layers of drywall sheathing each side and batttype sound insulation (STC rating of 66)
- Exterior walls R20 insulation
- R50 loose fill attic insulation
- Caulking applied on top and bottom plates to minimize heat loss and air infiltration
- Electrical pans to minimize draft at electrical outlets through exterior walls
- Insulation stops at cantilevered trusses and minimum 12' heel height where required to accept R50 insulation

Interior Finishes

- Painted white trim including all baseboards and casings
- 2-panel Masonite passage doors
- Black passage & privacy door levers
- Privacy lock to master bedroom and all bathrooms
- Interior walls painted with primer coat and two finish coats in standard builder colour
- Flat-latex painted ceiling throughout all living areas
- 8 foot (approximately) main floor ceiling height
- Wire shelving in closets

Laundry Area

- Standard drain and taps for washerlocation as per plan
- Exterior dryer vent and dryer outletlocation as per plan

Floors

- Engineered floor (Web-joist) system
- 23/32" tongue and groove sub floor; glued and screwed down

Floor Covering Features

- Carpet with 7lb foam underpad location as per plan
- Luxury vinyl plank flooring with solid core – location as per plan

Foundation

 Steel reinforced concrete foundation walls supported by steel reinforced concrete piles



SPECIFICATIONS

Exterior Features

- Cement board & steel siding, brick veneer and stucco
- Pre-finished aluminum fascia, soffits, eavestrough and downspouts
- 20 year manufacturer's warranty against peeling and flaking on pre-finished aluminum
- Triple-pane PVC windows with manufacturer's extended warranty on seal and hardware

Services & Utilities

- Location of all underground electrical lines, surface transformers and other electrical equipment determined by Manitoba Hydro engineering department.
- Professionally designed land drainage and site services plan

Site Grading & Landscaping

- Yard, common green space areas to be rough graded as weather permits according to grades set by the Engineer
- Landscaping and common area development as per construction schedule and as weather permits

Service & Home

- Developer Representative available for support after occupancy
- Online homeowner portal with digital manuals for easy reference
- Pet-friendly; no height or weight restrictions

Electrical & Mechanical

- Decora light switches and plugs throughout
- Individual suite electrical metering
- Cable ready for Bell MTS & Shaw.Telephone, internet & cable TV outlets, 1 in living room and 1 in master bedroom
- Pre-wired for future alarm system
- Hard wired smoke detectors
- 220 volt service for stove & dryer
- 60 gallon electric hot water tank
- Shut off valves for all interior taps
- Exterior hose bib at the front of each unit
- Electric furnace
- Programmable Thermostat
- Central exhaust system with automatic controls
- Heat Recovery Ventilation System
- Heat Recovery Coil for drain water
- Power vacuum all ducts prior to possession
- Designer LED lighting package (as per plan)

Wood Framing

- Exterior walls 2" x 6" wood stud framing
- Special attention to seal top and bottom plate to minimize heat loss
- All demising walls between living areas double 2x6 stud walls, sound batt insulation and double layer of type x 5/8" drywall both sides.

Roof

- Engineered roof trusses, 24" o.c.
- Architectural Laminated Shingles with 40 year limited warranty

National Home Warranty

• Every home at FLORA North Condominiums is enrolled for the National Home Warranty Program coverage. The National Home Warranty Program is recognized by CMHC and major lending institutions and provides a 1-2-5-10 Year Warranty.

Design Packages



Flora North Condominiums feature interiors that showcase StreetSide's quality construction, with glistening quartz counter tops in the kitchen, luxury vinyl plank flooring and two-coat paint finish included as standard. As part of the new home experience you get a personal consultation with our very own Design Consultant.

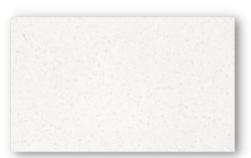
During this one-on-one, our Design Consultant will help navigate you through your interior selection process at our 4,000 sqft. design centre. Working with you and your budget providing standard and upgrade finish options to create a space that is unique to you!

We have hand selected three design packages to showcase current trends and what options are available to you.

DESIGN PACKAGE: The Prairie



KitchenCraft Soho Thermofoil - Satin White



Granite Mountain Quartz - Arctic (Kitchen Counters)



Backsplash: Country Series - Glossy Gris Claro (2x8) Install: Horizontal **(Upgrade)**



Vinyl Plank - Torlys Rigidwood Firm Premier - Canopy



Carpet: Shake It Up Forever Pewter



Carrara Bianco 6696-46 Laminate (Bathroom Counters)

DESIGN PACKAGE: The Arctic





KitchenCraft Soho Thermofoil - Satin Sleet



Granite Mountain Quartz - Winter (Kitchen Counters)



Backsplash: Ames, IQ Architect - Marshmallow-Install: Herringbone pattern (Upgrade)



Vinyl Plank - Torlys Rigidwood Firm Premier - Skyline



Carpet: Shake It Up Cement



Arctic Ice P-395 VL Laminate (Bathroom Counters)

DESIGN PACKAGE: The Desert



Cabinets: KitchenCraft Soho Thermofoil - Satin White (upper) & Woodgrain Flint (lower)



Granite Mountain Quartz - Arctic (Kitchen Counters)



Backsplash: Ames, Grace Brick- Emerald (2x10)-Install: Horizontal (**Upgrade**)



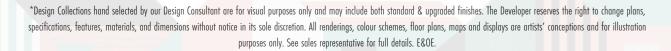
Vinyl Plank - Torlys Rigidwood Firm Premier - Dakota



Carpet: Shake It Up Ornamental Gate



Ice Onyx 7408-43 Laminate (Bathroom Counters)





Lighting Package





Staircase Hallways



Bathroom Vanity



Foyer (The Iris Only)



Dining Room (The Palm Only)



Bedrooms



Foyer (The Palm Only)



Main Bathroom (The Palm Only)



Laundry Room (The Palm Only)



6" Potlight



4" Potlight (The Palm Only)

FLORA

CONDOMINIUMS



GET IN TOUCH

Stephanie Childerhose | REALTOR®

Qualico Realty Services (Manitoba) Ltd

P: (204) 999-7833

E: schilderhose@qualico.com

LEARN MORE AT FLORACONDOS.CA

