

**PHASE 2**



**THE RISE**

IN BRIDGWATER





# WELCOME TO THE RISE CONDOS.

A modern collection of concrete-constructed condominiums soaring seven storeys high – the highest peak in the Bridgwater neighbourhoods.

Built by StreetSide Developments.



STREETSIDE  
DEVELOPMENTS

A QUALICO® Company



**THE VIEW IS  
BETTER FROM  
UP HERE.**



**105 SOUTH TOWN ROAD**  
Bridgwater Centre



# A NEIGHBOURHOOD ABOVE THE REST.

Set within the appealing Waverley West neighbourhood of Bridgwater Centre, The Rise is a special address that offers what you desire today, and all you might hope for tomorrow.

Find your place in a community where nature inspires and amenities excite. Parks and trail links promote outdoor excursions and provide access to all the shops and services you need. Bridgwater Town Centre, an upscale urban village with a centre street promenade, promises an array of boutiques, retailers and restaurants when complete. Take time out to connect with friends at your favourite local bistro, bike through the forest-lined trails, or take in the scene from your private terrace.











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## PHASE I & PHASE II DEVELOPMENT FEATURES

- Open concept floorplans
- Modern finishes including quartz counter tops & luxury vinyl plank flooring
- 4 piece black stainless steel kitchen appliance package
- Pet-Friendly development
- Private balcony or terrace
- Heated underground parking
- Fully equipped fitness studio
- Owners lounge
- Outdoor heated pool with courtyard
- The Rise building is Certified Energy Efficient by Efficiency Manitoba's New Buildings Program
- 1 - 2 - 5 - 10 Year New Home Warranty





Express yourself  
through open  
plans that have  
been  
thoughtfully  
designed to  
offer flexibility  
for busy lives.



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## PHASE I & PHASE II FLOORPLANS

The Rise Condominiums by StreetSide consists of 2 concrete buildings, each with 7 floors, including an underground heated parkade.

Phase 1 consists of 6 floorplans with a total of 109 units. Phase 2 consists of 7 floorplans with a total of 95 units, for a total of 204 units combined.

### PHASE 1

#### Move-In Ready

- Elevate
- Ascent
- Flow
- Bluff
- Catalyst
- Degree

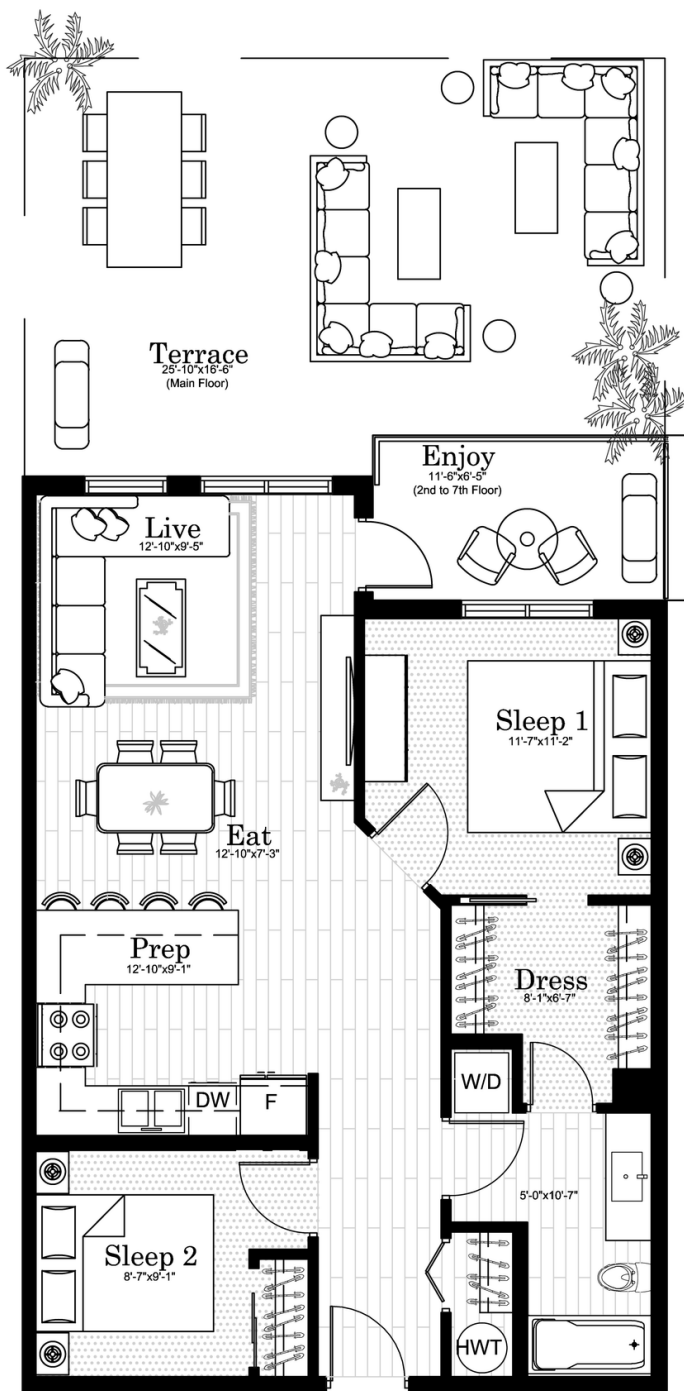
### PHASE 2

#### Pre-Selling

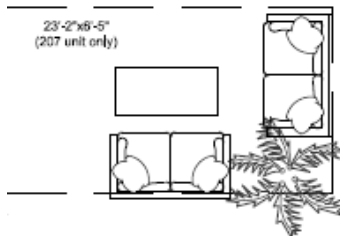
- Flow
- Ascent
- Bluff
- Drake
- Capri
- Cascade
- Everest

Some units may vary. All size and specifications are subject to change without notice. E&EO





Double Balcony  
(207 Unit Only)



PHASE II

# THE ASCENT

2 Bedroom , 1 Bathroom  
900 Sqft  
Private Balcony or  
Terrace

Unit # 105,107, 108\*, 205 207, 210\*,  
305, 307, 309\*, 310\*, 405, 407, 409\*,  
410\*, 505, 507, 509\*, 510\*, 605, 607,  
609\*, 610\*, 705, 707, 709\*, 710

\*Reverse Plans



Optional features shown. Some units may vary. All size and specification  
subject to change without notice. E&EO





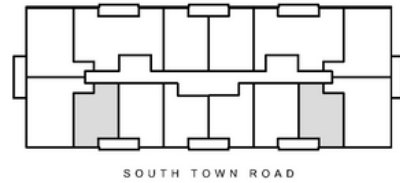
## PHASE II

# THE BLUFF

2 Bedroom , 1 Bathroom  
833 Sqft  
Private Balcony  
or Terrace

Unit #103\*, 104, 110\*, 111, 204,  
212\*, 304, 312\*, 404, 412\*,  
504, 512\*, 604, 612\*, 704, 712\*

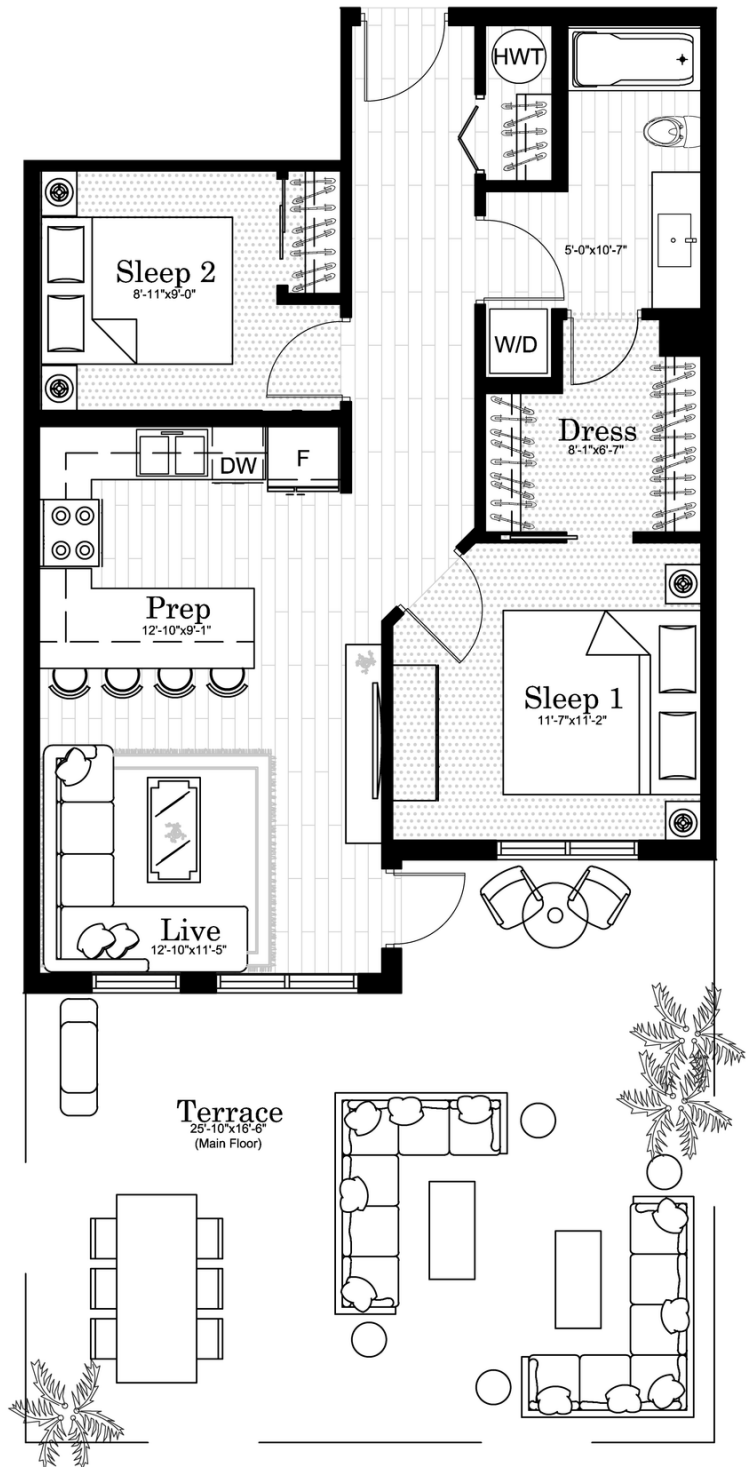
\*Reverse Plans



SOUTH TOWN ROAD



NORTH







## PHASE II

Units #201\*, 202, 213\*, 214\*, 301\*, 302,  
313\*, 314\*, 401\*, 402, 413\*, 414\*, 501\*,  
502, 513\*, 514\*, 601\*, 602, 613\*,  
614\*701\*, 702, 713\*, 714\* \*Reverse Plans



## THE CAPRI

2 Bedroom , 2 Bathroom  
1198 Sqft  
Private Balcony







**THE RISE**  
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**PHASE II**

# THE CASCADE

2 Bedroom ; 2 Bathroom  
1198 Sqft  
Private Terrace

Unit #101,102\*,112\*, 113\*

\*Reverse Plans

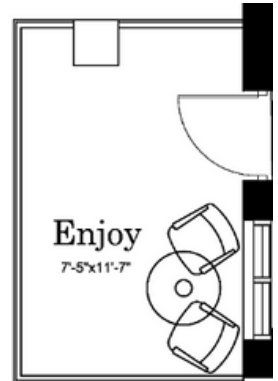


SOUTH TOWN ROAD



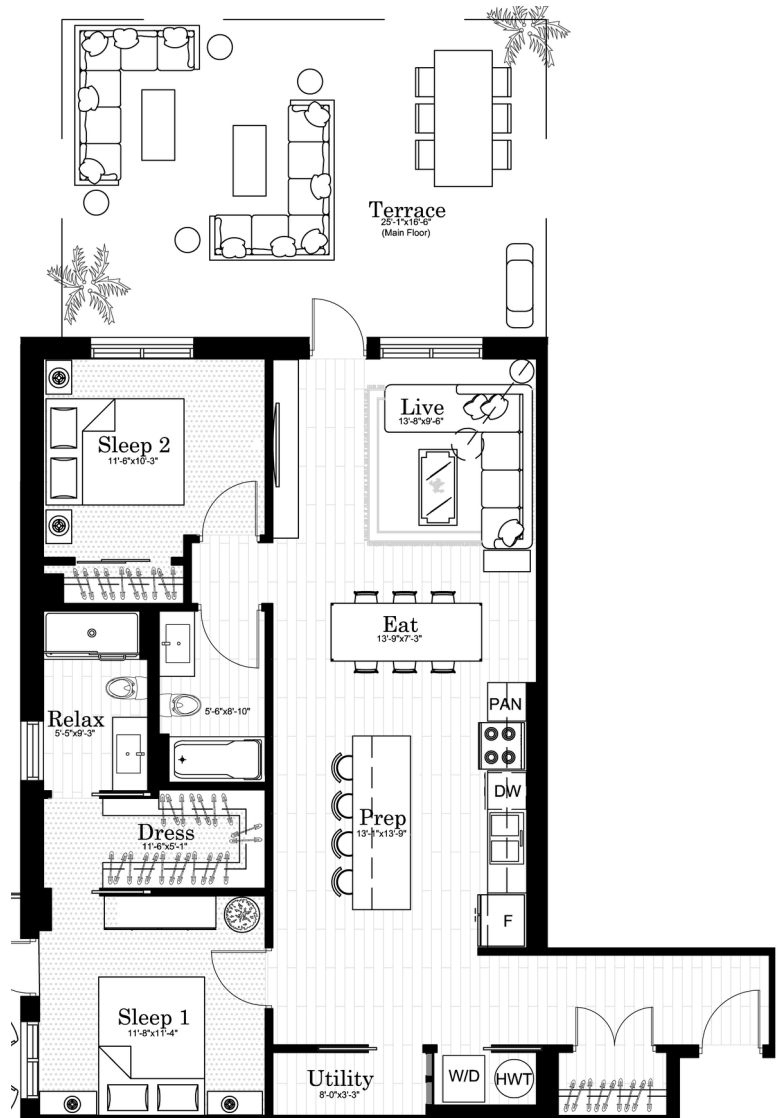
NORTH

Balcony off  
master bedroom



Enjoy

7'-5"x11'-7"







**THE RISE**  
IN BRIDGWATER

**PHASE II**

# THE DRAKE

2 Bedroom, 1 Bathroom  
780 Sqft  
Private Balcony  
or Terrace

Unit #106, 206, 306, 308\*,  
406, 408\*, 506, 508\*, 606,  
608\*, 706, 708\*

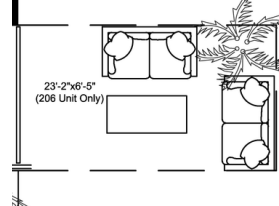
\*Reverse Plans



\*Optional features shown. Some units may vary. All size and specification  
subject to change without notice. E&EO



Double Balcony  
(206 Unit Only)







# THE RISE

IN BRIDGWATER

## PHASE II

Unit #203, 211, 303, 311,  
403, 411, 503, 511, 603,  
611, 703, 711

\*Reverse Plans



# THE EVEREST

2 Bedroom, 2 Bathroom  
1561 Sqft  
Private Balcony



\*Optional features shown. Some units may vary. All size and specification subject to change without notice. E&EO







# THE RISE

IN BRIDGWATER

## PHASE II

Unit #203, 211, 303, 311,  
403, 411, 503, 511, 603,  
611, 703, 711

\*Reverse Plans



# THE EVEREST

3 Bedroom (Optional), 2 Bathroom  
1561 Sqft  
Private Balcony



\*Optional features shown. Some units may vary. All size and specification subject to change without notice. E&EO





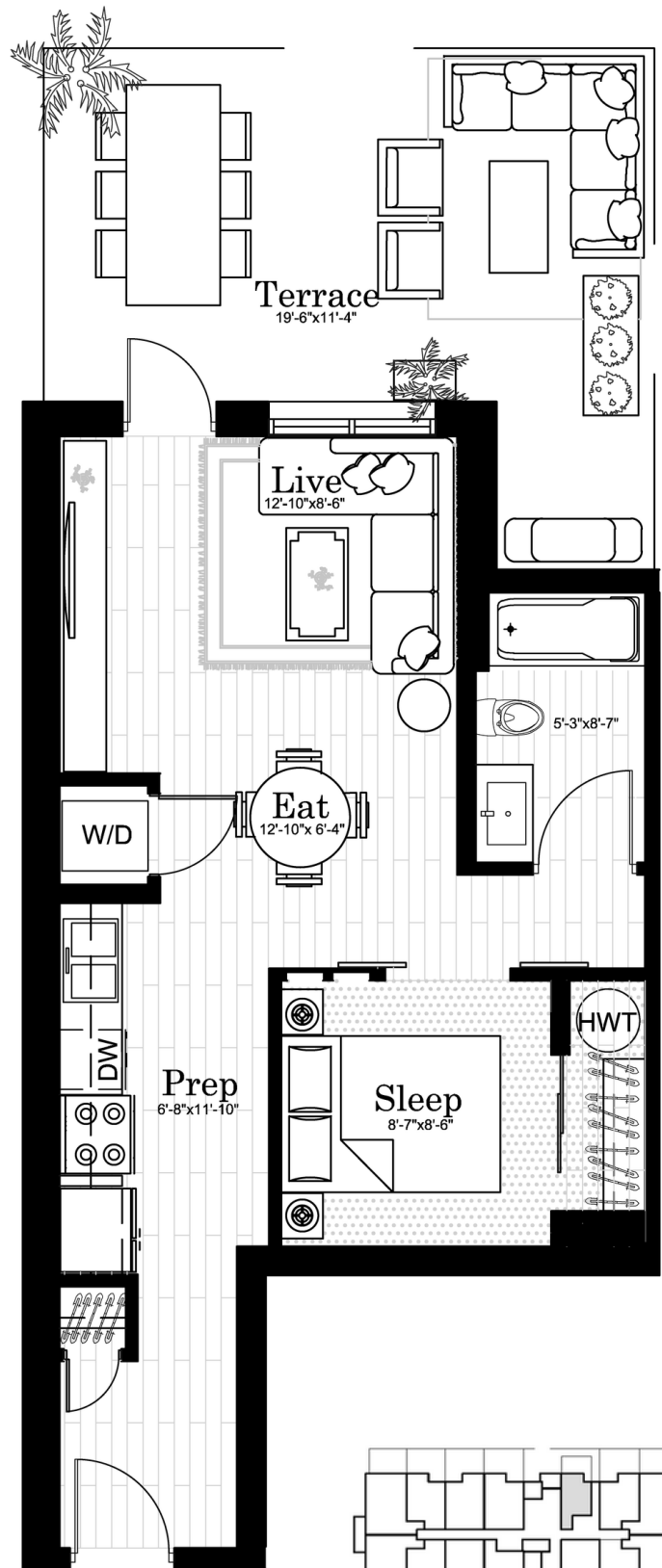


## PHASE II

# THE FLOW

1 Bedroom , 1 Bathroom  
604 Sqft  
Private Terrace

Unit #109



\*Optional features shown. Some units may vary. All size and specification subject to change without notice. E&EO





# RISE PHASE 2 SPECIFICATIONS

## SUPERSTRUCTURE AND BUILDING SHELL

- Pre-cast concrete pile foundation.
- Parking garage lower level with cast in place concrete walls, ramp, and floor.
- Hollow core concrete slabs with 2" concrete topping between parkade and main floor.
- Total pre-cast concrete and steel structure from main to seventh floor.
- Hollow core concrete floor system with gypcrete topping on second to seventh floor.
- Open web steel joist roof system
- Ballasted EPDM Roof system
- Minimum of R-20 insulation for exterior walls.
- Minimum of R-40 roof insulation.
- Precast concrete balconies or concrete slab on grade as per plans.
- Weather resistant building wrap system.
- Steel stairs and landings with steel rails in stairways.

## EXTERIOR FINISHES

- Stucco insulated finish system, masonry, cement board and composite panels.
- Balcony columns clad with masonry from main to third floor.
- Aluminium railings on balconies
- Six foot high aluminium framed privacy screen with frosted glass between double suite balconies.
- Composite cladding at main entry and seventh floor balcony canopies.
- 2'x2' pavers on main floor terraces.
- Aluminum entry doors and windows at main entry.

## WINDOWS

- Tri-pane vinyl windows with argon gas fill, low-E coating.
- Balcony doors are dual glazed with argon gas fill, low-E coating, and exterior metal cladding.
- 3-season balcony enclosures are not permitted on this building.

## SOUND PROOFING

- Walls between suites are precast concrete panels sandwiched between steel studs with insulated cavities and drywall. (estimated STC rating of 69).
- Floors are constructed of hollow core concrete slabs with gypcrete floor topping, (estimated STC rating 50 with cushioned vinyl flooring).

## ELECTRICAL SYSTEMS

- Decora light switches throughout suites.
- Designer light fixture package.
- Individual suite electrical metering.
- Pre-wired cable TV and telephone available for MTS and/or Shaw. Rough-in for phone/TV jacks located in each bedroom and living room.

## MECHANICAL SYSTEMS

- Heated underground parking with carbon monoxide sensors.
- Matte Black plumbing fixtures.
- Pressurized and heated/air conditioned corridors.
- Each suite is equipped with ducted forced air heating & cooling, with a fan coil located in the suite entrance or storage room
- All suite condensing units (air conditioning) are located on the roof of the building.
- Kitchen and laundry exhausted horizontally to the exterior.
- Central bathroom exhaust.
- Each suite contains a 39 gallon electric hot water tank with drain pan.
- Stackable washer/dryer units are available as an upgrade.

## ELEVATORS

- 2 passenger elevators with emergency call feature located near the main building entry.
- Protection pads for elevators are provided.

## COMMON AREAS

- Floor tile at the main & rear entry areas and in elevators.
- Commercial grade carpet with carpet base.
- VCT tile at basement elevator lobby.
- Mail boxes serviced by Canada Post at main entry.

## AMENITIES

- Fitness room with treadmill, stationary bike, weight bench, and dumbbells with rack.
- Lounge room with one 50" flat panel TV, couch, coffee table, and pool table and kitchenette with cabinets, sink & faucet, fridge, and microwave.



# RISE PHASE 2 SPECIFICATIONS

## SUITE INTERIOR FINISHES

- Dulux Diamond wall paint.
- Interior walls painted with primer coat and one finish coat of acrylic latex in standard neutral colour. Paint upgrades available.
- Concrete ceilings painted white. Finish will vary suite to suite based on surface condition.
- White 4" contemporary baseboards and 2 1/4" casings with semi-gloss finish.
- Fire-rated flat panel painted suite entry doors.
- 5 panel painted doors within suite.
- Insulated metal clad balcony door(s) with full height insulated glass.
- Lever matte black door hardware throughout.
- Privacy locks to master bedroom and all bathrooms.
- 9'-6" floor to ceiling heights with dropped bulkheads on main floor.
- 8'-6" floor to ceiling heights with dropped bulkheads on second to seventh floor.
- Wire shelving in closets.

## FLOOR COVERINGS

- Luxury vinyl plank flooring throughout suite and in closets with hot water tanks and laundry alcoves. Planks come in 6" x 48" size.
- Carpet with 4 lb underpad in bedrooms only.
- Flooring upgrades available.
- Tile flooring and shower in Everest ensuite bathroom

## KITCHEN

- Flat panel melamine kitchen cabinets with engineered quartz countertops.
- Double-basin stainless steel undermount sinks. Single-lever Moen faucet with pull out spray.
- 4-piece black stainless steel appliance package included (refrigerator, range, dishwasher, and over-the-range microwave).
- Matte Black Moen high arc pulldown faucet.
- LED under cabinet lighting with bottom moldings

## BATHROOMS

- Flat panel thermofoil vanity cabinets with quartz countertops.
- Undermount sink.
- Round mirror above vanity cabinet.
- Single-lever Moen faucets.

## BATHROOMS CONTINUED

- White one piece acrylic bathtub/shower unit in main bathroom equipped with shower rod without curtain.
- White one piece acrylic shower stall in ensuite bathrooms equipped with clear glass door.
- Curb-less tile shower in ensuite of Everest suites

## FIRE PROTECTION

- Comprehensive fire alarm system includes full fire suppressing sprinkler system for all areas of the building.
- Early detection, hard wired, in-suite smoke and heat detectors.
- Emergency exit lighting and emergency stairways at each end of the building.
- Fire alarm horn and strobe lights at all bedrooms and bathrooms.

## SECURITY

- Secure lobby with access controlled digital interphone at both building entries.
- Closed circuit TV monitoring at the building access points is available with Shaw Digital TV or MTS Ultimate TV.
- Closed circuit TV at building access points are loop recorded on security system.
- Deadbolt and peep hole at suite entrances.
- Wireless in-suite security systems available from various service providers.
- (2) Key fobs provided per unit for entry into the building and suite entry.

## NATIONAL HOME WARRANTY PROGRAM

- Every condominium at The Rise Condominiums is enrolled for the National Home Warranty Program coverage. The National Home Warranty Program is recognized by CMHC and major lending institutions.





# THE RISE

IN BRIDGWATER



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