

GREY HERON RISE

CONDOMINIUMS



STREETSIDE
DEVELOPMENTS

A QUALICO[®] Company



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Introducing Grey Heron Rise by StreetSide Developments, where luxury meets easy living in an enriched community set alongside gorgeous wetlands. At Grey Heron Rise, you can enjoy spacious layouts and designer finishes, without the maintenance of a single detached home. Don't miss this exclusive opportunity to own one of twelve remaining suites.



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SAGE CREEK

LIVING IN SAGE CREEK

Located in Phase 8 of Sage Creek on Grey Heron Drive, the 22-unit townhome development is located directly adjacent to a natural wetland, offering stunning views from your patio and walk-out basement.

The Sage Creek area delivers the most current thinking and approaches in community planning, architecture, design and landscaping. The neighbourhood is a richly diverse community with something for everyone – whether you're starting fresh, redesigning your life, or entering the next stage.



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

Shopping

Pet Valu
Liquor Mart
Shoppers Drug Mart
Shell Gas Station & Car Wash
Sobeys
Dollarama

**For more community details
visit sagecreek.ca**

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Site Map

Grey Heron Rise Condominiums in Sage Creek consists of 22 duplex homes, offering stunning wetland views. StreetSide Developments will be taking over the completion of this project — originated by Dobie Properties Ltd. We are looking forward to building the remaining 12 suites in this beautiful community located on Grey Heron Drive.

Total Units Available For Sale By StreetSide: 12

- The Heron I (1827 SF; total of 6)
- The Heron II (1808 SF; total of 6)



*The developer reserves the right to change plans, specifications, features, materials, and dimensions without notice in its sole discretion. All renderings, colour schemes, floor plans, maps and displays are artists' conceptions and for illustration purposes only. See sales representative for full details. E&OE.

Q: When will construction begin on Grey Heron Rise Condominiums, and when will the project be ready for occupancy?

A: Construction is underway with our first duplex ready for occupancy in Fall 2023. Our showhome will be available for viewing in Summer 2023.

Q: Who is the developer and designer of Grey Heron Rise Condominiums?

A: StreetSide Developments will be taking over the completion of Grey Heron Rise Condominiums which consists of 24 homes — originated by Dobie Properties Ltd. StreetSide will be building and selling the remaining 12 suites in this beautiful community located on Grey Heron Drive.

Q: What is included in the common element fees at Grey Heron Rise Condominiums?

A: The common element fees include complete front and back yard maintenance, including grass mowing, snow removal of front landing entrances, driveways and sidewalk. The fees also include a yearly safety inspection and professional management. Owners are responsible for homeowner insurance and property taxes as well as individual utilities to their residences including electricity, water, gas, telephone, internet or cable TV.

Q: What comes as standard with my home at Grey Heron Rise?

A: Our homes come with designer finishes which include Quartz Countertops throughout, Thermofoil Cabinets, Luxury Vinyl Plank Flooring, a designer lighting package and plumbing fixtures. Also included is a high efficiency gas furnace, and automatic garage door opener with 2 remote controls and wireless keyless entry.

Q: What appliances are included with my purchase price at Grey Heron Rise?

A: Our kitchens have been designed to accommodate modern styled appliances, however kitchen appliances and washer/dryer are not included in the purchase price. StreetSide will provide an appliance package as an upgraded option.

Q: Is Grey Heron Rise a pet-friendly community?

A: Yes, your pets are welcome. For further rules and details consult the project by-laws and declarations.

Q: What options are available for backyard fencing?

A: Ground level concrete patios with privacy panel is included, however, full fencing is not available at Grey Heron Rise.

Q: Can I make any changes to the design selections in my home at Grey Heron Rise?

A: The first 8 homes (Units 155, 151, 147, 143, 139, 135, 131, 127) each have unique predetermined design selections curated by our in house design team. The last 4 units (123, 119, 115, 111) allow the option to meet with our in house design team to select your own finishes.

For more information, please contact:
greyheron@qualico.com



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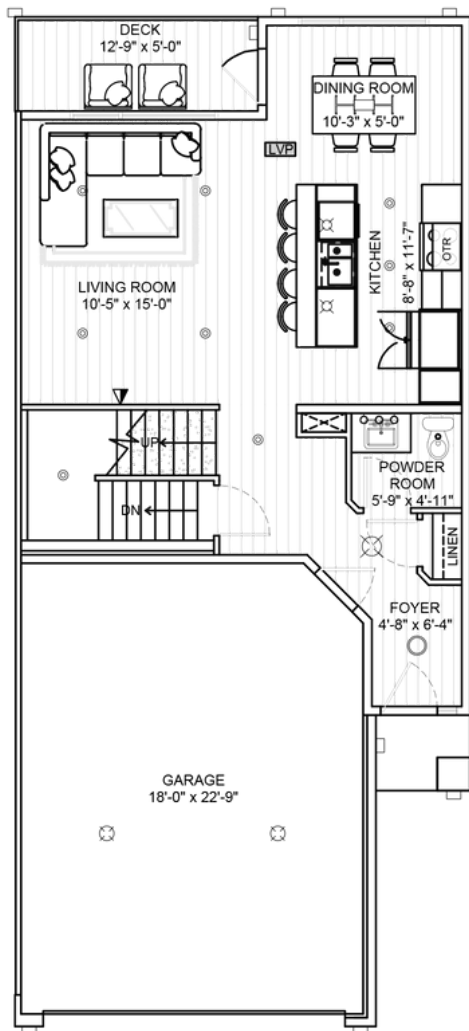
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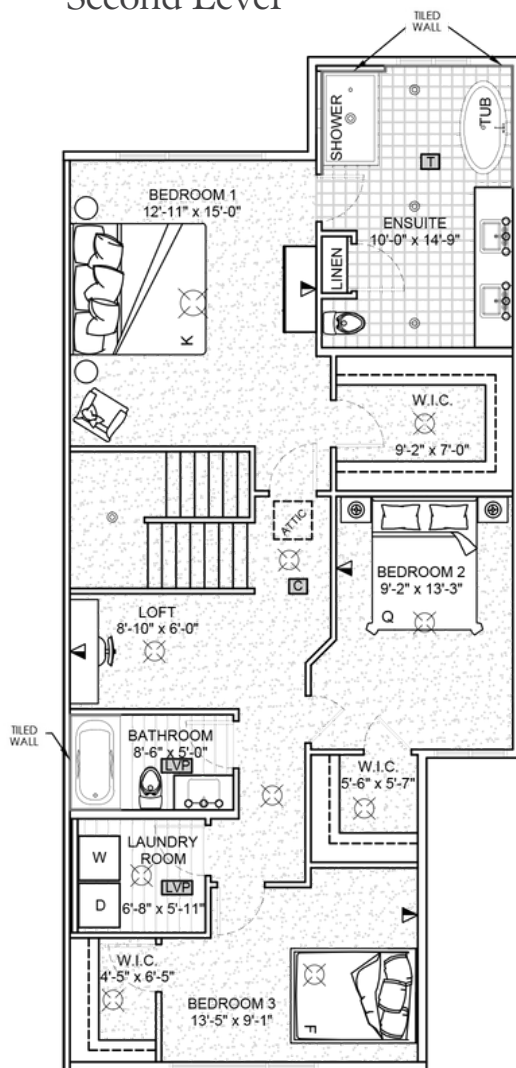
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THE HERON I
1827 SF | 3 Bed | 2.5 Bath

Main Level



Second Level

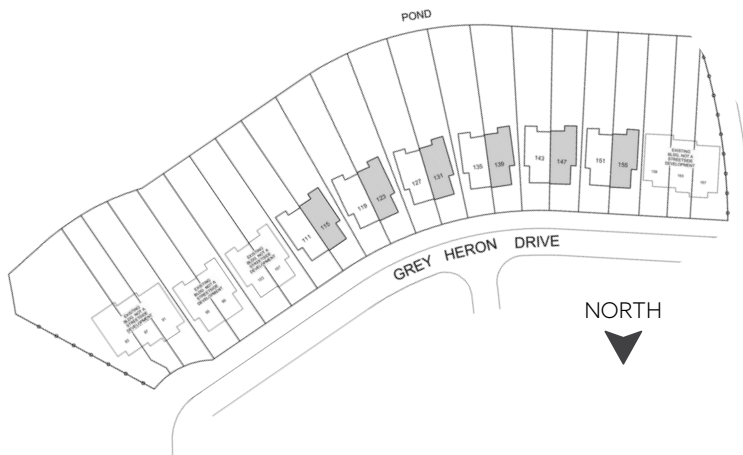


Lower Level (Optional Development)



Features

- Walk-out basement with wetland views
- Double attached garage & covered entrance
- Large primary bedroom with sloped ceiling, large walk-in closet and tiled ensuite
- Private balcony off the kitchen
- Concrete patio with privacy panel
- Convenient amenity rich location
- Maintenance-free living
- Fall 2023 Possession



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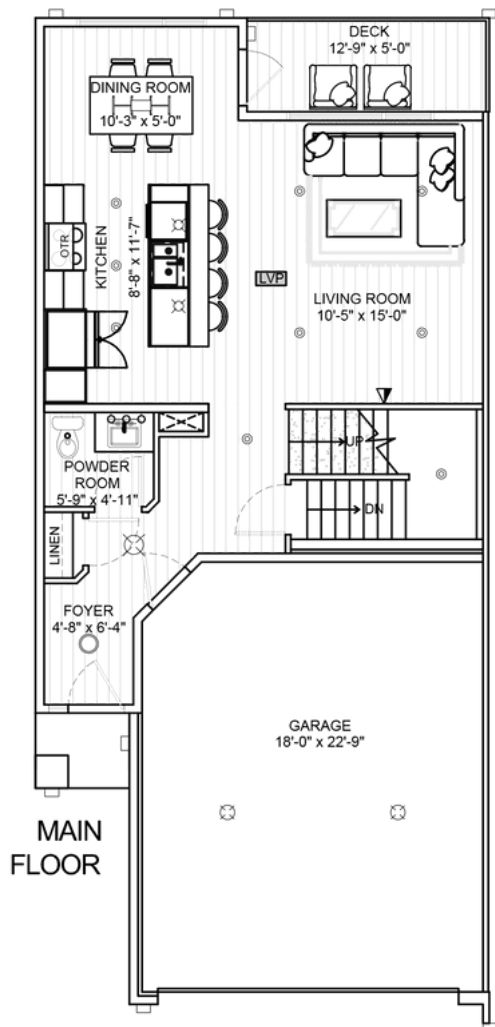
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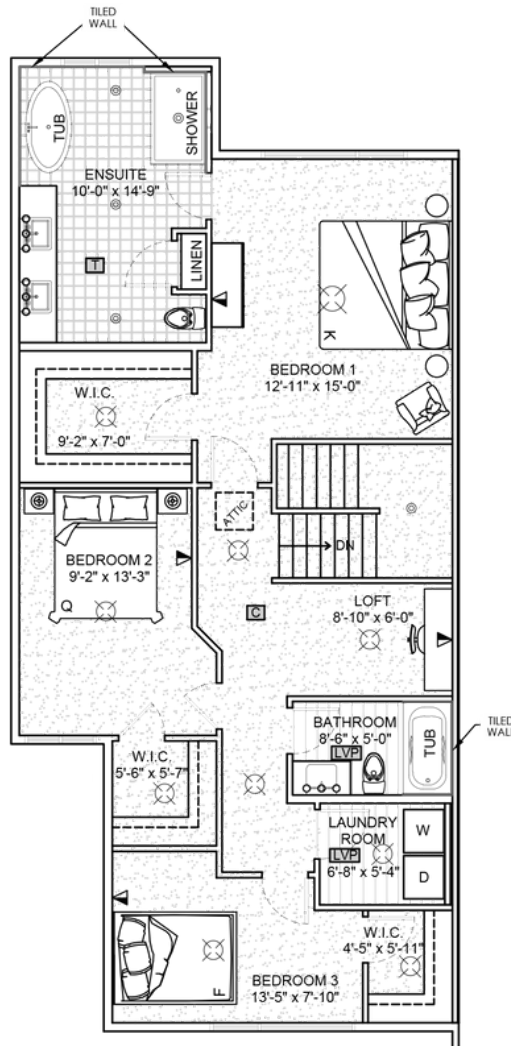
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THE HERON II
1808 SF | 3 Bed | 2.5 Bath

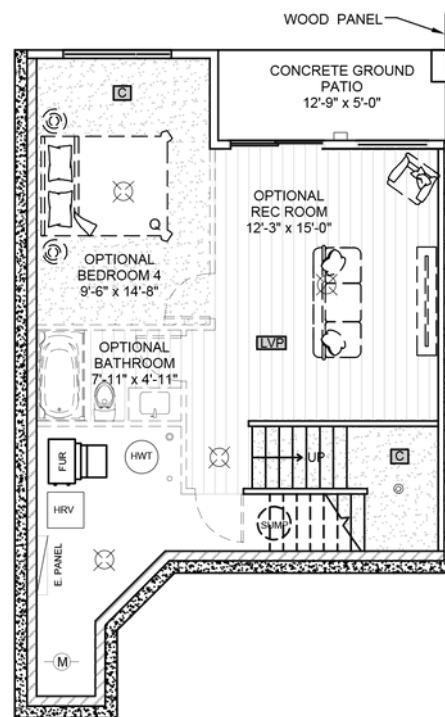
Main Level



Second Level

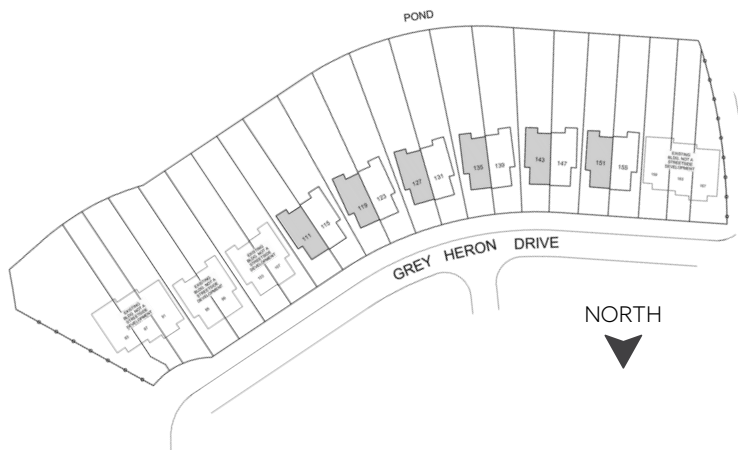


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Specifications

Kitchen Features

- Thermofoil cabinets
- Quartz counter tops in decorative colors
- Double-basin under mount stainless steel sink
- Deluxe single lever brushed nickel or matte black (unit specific)

Bathrooms

- Thermofoil cabinets
- Quartz counter tops in decorative colors
- White, low water consumption flush toilets w/lined tanks-comfort height toilets
- Undermount sinks.
- Brushed nickel or matte black bathroom hardware (unit specific)
- Centrally ventilated to exterior
- Ensuite- Tile floor, shower w/ glass door and tile walls, complete with shower niche, soaker tub with deck mounted or floor mounted faucet for applicable units.
- Main Bath- one piece shower w/ door or tub shower with surround tile for applicable units (unit specific)

Laundry Area

- Standard drain and taps for washer- location as per plan
- Exterior dryer vent and dryer outlet- location as per plan

Floors

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

Floor Covering Features

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

Interior Finishing

- Painted white trim including all baseboards and casings
- 2-panel Masonite passage doors
- Brushed nickel 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 color.
- Flat painted ceiling throughout all living areas
- 9 foot (approximately) main floor ceiling height
- Wire shelving in closets

Drywall & Insulation

- Demising walls are constructed of double stud wall with air space between, two layers of drywall sheathing each side and batt-type 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

Exterior Features

- Cementitious board and lap siding and stone veneer accents
- 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
- Insulated garage door with Wi-Fi door operator complete with 2 remote controls and wireless keyless entry

Electrical & Mechanical

- Decora light switches and plugs throughout
- Individual suite electrical metering
- Cable ready for Bell MTS & Shaw. Telephone, internet & cable TV outlets
- Pre-wired for future alarm system
- Hard wired smoke and carbon monoxide 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 side of each unit with backyard.
- Gas 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)

Foundation

- Steel reinforced concrete foundation walls supported by steel reinforced concrete piles

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 2x4 stud walls, sound batt insulation and double layer of Type X 5/8" drywall both sides.
- Garage demising walls comprised of double 2x4 stud walls, sound batt insulation and single layer of Type X 5/8" drywall both sides. Garage to be LVL 1 finish, paper tapes set in compound.

Roof

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

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

General Information

Concrete walls, basement floor slab, garage pad, patios and sidewalks are affected by unpredictable ground movement which is an inherent characteristic of local clay soil. The Builder therefore cannot warranty these items for cracks and shifting. Exterior building finishes and landscaping will be completed as weather and construction schedule permits. Due to ongoing research and analysis, plans, specifications, materials, and elevations are subject to change at the Builder's discretion. The builder also reserves the right to make substitutions in the event of shortages in supply of materials. Substitutions will be of equal or better quality and meet the requirements of the National Building Code.



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