



# GREY HERON RISE

CONDOMINIUMS

Street**Side**

A QUALICO® Company



# GREY HERON RISE

## CONDOMINIUMS

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.

# StreetSide

A QUALICO® Company



# SAGE CREEK

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

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

## LIVING IN SAGE CREEK



### 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  
Sobeys  
Dollarama

**For more community details  
visit [sagecreek.ca](http://sagecreek.ca)**

# GREY HERON RISE

CONDOMINIUMS

## Site Map

Grey Heron Rise Condominiums in Sage Creek consists of 22 townhome units, 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.

- The Heron I (1827 SF) **SOLD OUT**
- The Heron II (1808 SF)



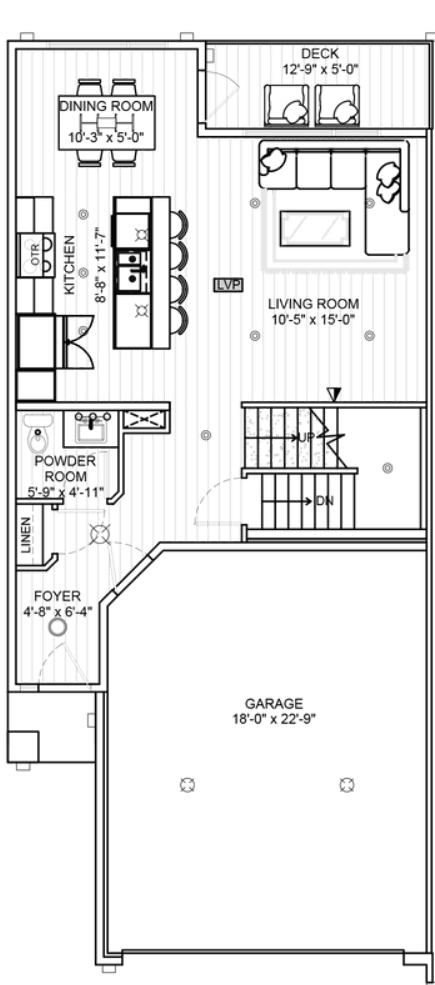
\*The developer reserves the right to change plans, specifications, features, materials, and dimensions without notice in its sole discretion. All renderings, colour schemes, floor plans, maps and displays are artists' conceptions and for illustration purposes only. See sales representative for full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

# GREY HERON RISE

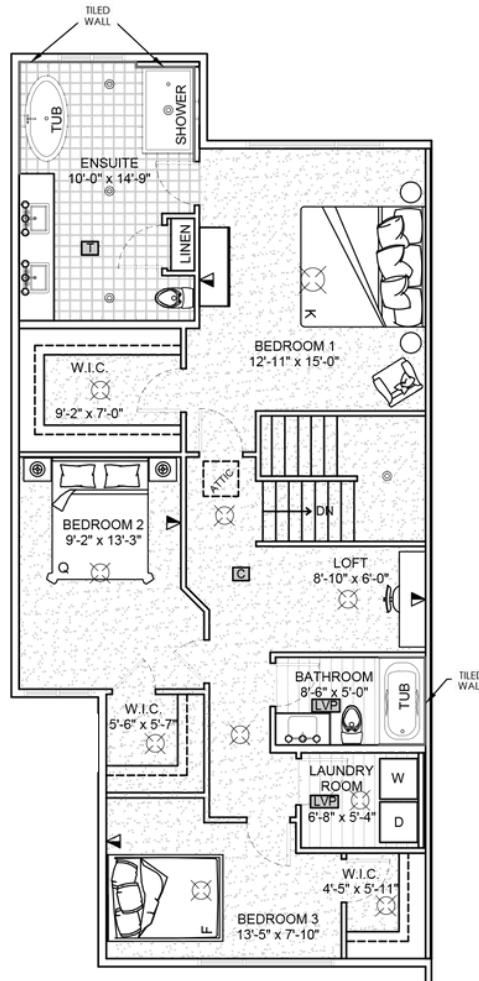
## The Heron II

3 Bed 2.5 Bath

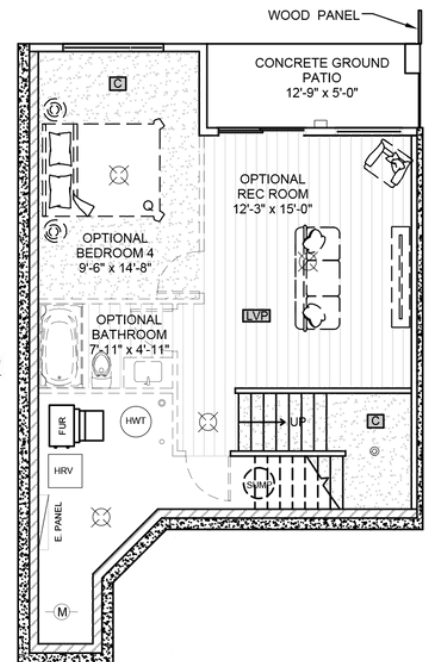
1808 Sqft.



Main Level



Second Level



Lower Level (Optional Development)

## Kitchen Features

- Thermofoil cabinets
- Quartz counter tops in decorative colors
- Double-basin under mount stainless steel sink
- Deluxe single lever brushed nickel or 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 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

## 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-joist) 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.

**Q: Who will be selling this project, and how can I contact them?**

**A:** Our experienced StreetSide sales team, Jennifer Gulay, Realtor® (204) 999-7833 & Averie Hill, Realtor® (204)451-4179 (Qualico Realty Services (Manitoba) Ltd.). You can also contact the team at [greyheron@qualico.com](mailto:greyheron@qualico.com)

**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 — originated by Dobie Properties Ltd. StreetSide will be building 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 appliances are not included. 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:** Units 127/131, 135/139, 143/147, 151/155), our interior design team have pre-selected the design packages. Homeowners can not make changes to these selections.

**For more information, please contact:**

Jennifer Gulay, Realtor® Royal LePage Alliance at (204) 794-9464 or [greyheron@qualico.com](mailto:greyheron@qualico.com)



# GREY HERON RISE

CONDOMINIUMS



## Lets Connect

JENNIFER GULAY | REALTOR®

Royal LePage Alliance

204.999.7833

GREYHERON@QUALICO.COM

Learn more at [GREYHERON.CA](http://GREYHERON.CA)

# StreetSide

A QUALICO® Company