

FLORA

WEST CONDOMINIUMS



STREETSIDE
DEVELOPMENTS

A QUALICO[®] Company

FLORA
WEST CONDOMINIUMS

Witham Rd

FLORA
NORTH CONDOMINIUMS

FLORA
Grey Heron Dr

Des Hivernants Blvd North

Dr. David Friesen Dr

Burning Glass Rd

Qualico

Village
Centre North



Sage Creek Blvd



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 West Condominiums in Southeast Winnipeg.

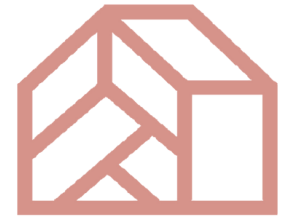
Conveniently located in Sage Creek, one of the most desirable neighbourhoods in the city, Flora West Condominiums combines a family-oriented atmosphere with all the amenities of modern living. Flora by StreetSide gives you the opportunity to live the best life you can, with the convenience of condo living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



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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
Lucky Duck

Shopping

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

For more community details visit sagecreek.ca



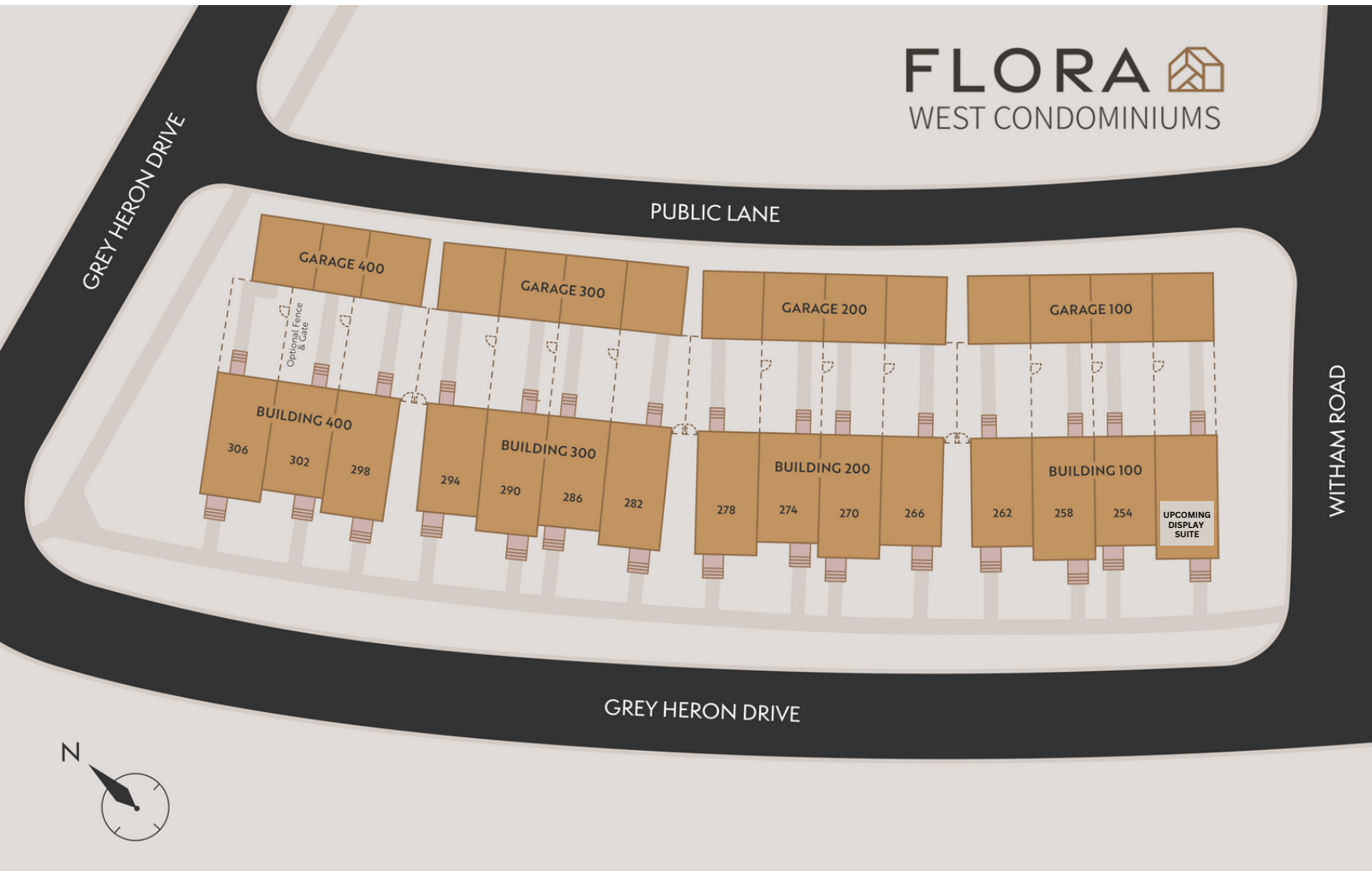
Site Map



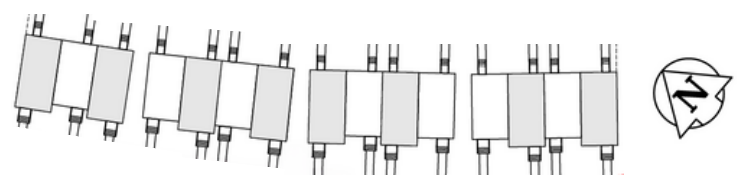
 Grey Heron Drive

Flora West Condominiums is made of four buildings with 15 Homes in total.

- The Cardinal (1296 SF; total of 8)
- The Dahlia (1152 SF; total of 7)

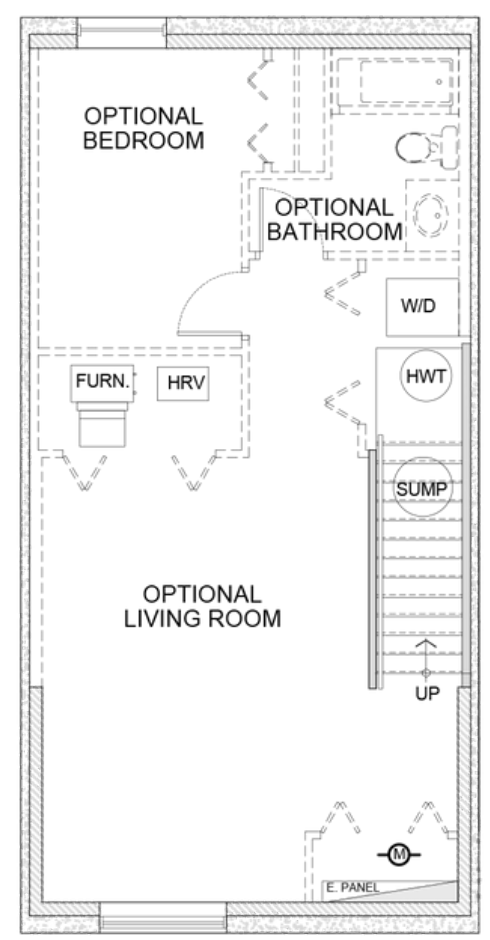
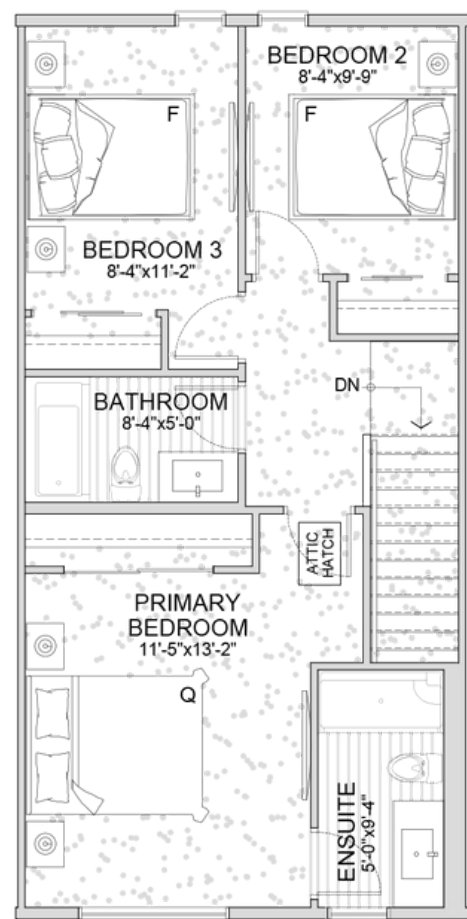
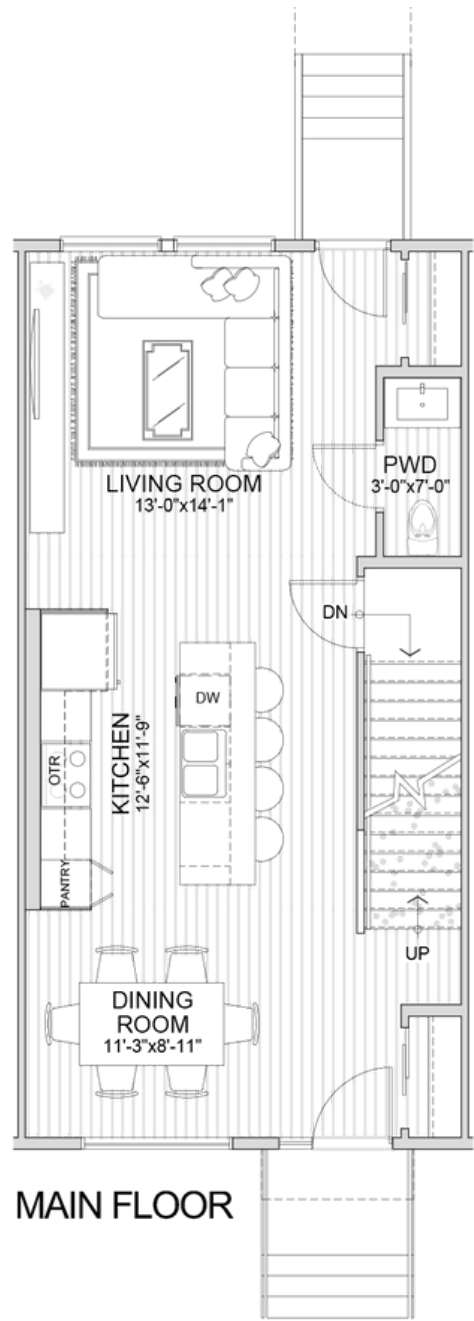


*The Developer reserves the right to change plans, specifications, features, materials, and dimensions without notice in its sole discretion. All renderings, colour schemes, floor plans, maps and displays are artists' conceptions and for illustration purposes only. See sales representative for full details.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



The Cardinal

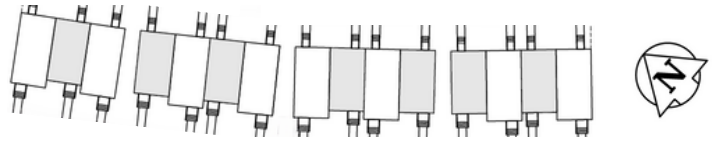
3 Bed | 2.5 Bath
1,296 Sqft.



**Please note, end units include extra windows*

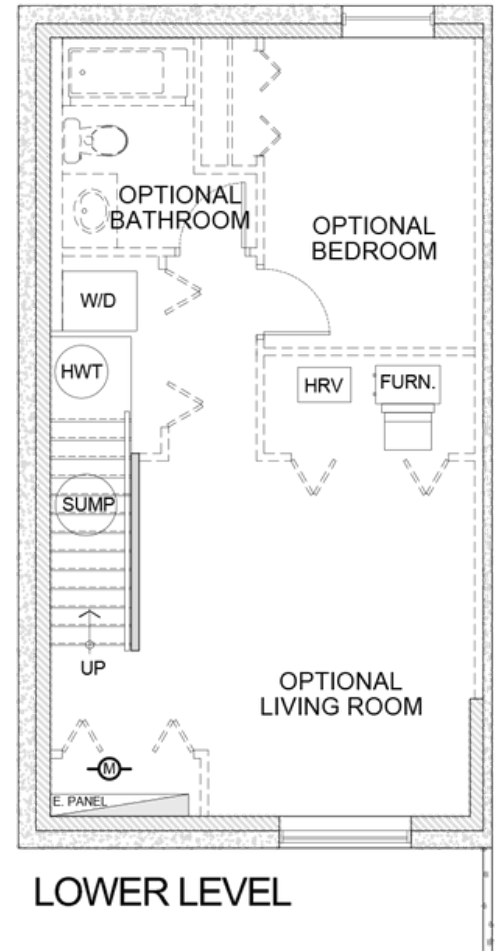
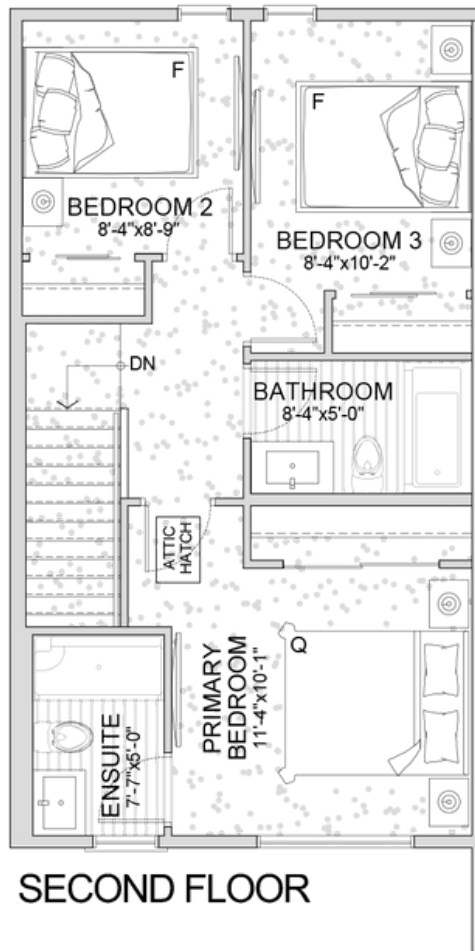
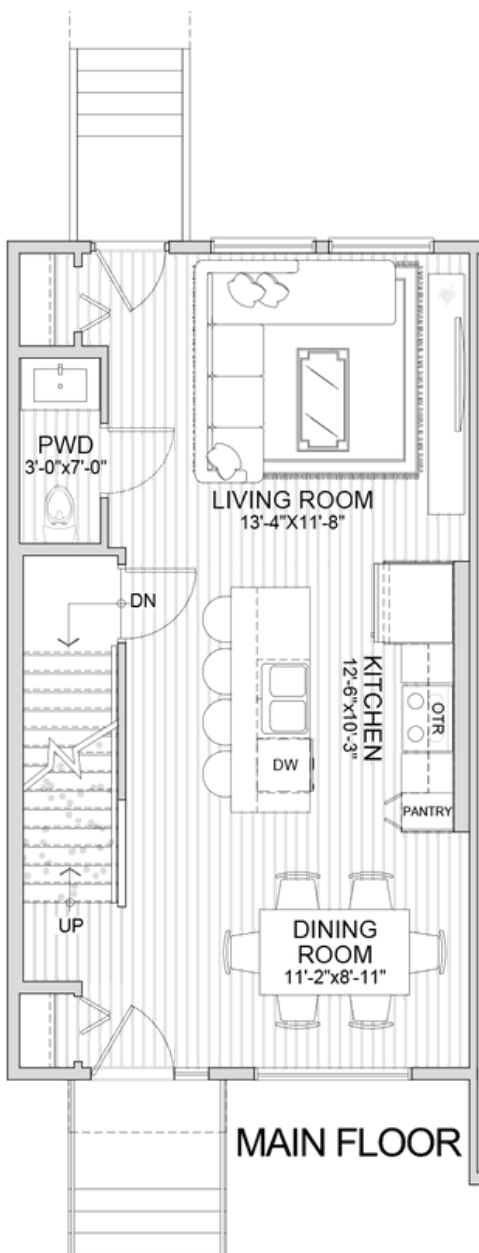
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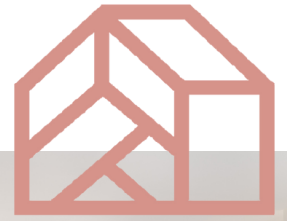
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The Dahlia

3 Bed | 2.5 Bath
1,152 Sqft.





*Pictures/Images shown are for illustration purposes only - upgraded features may be shown and layout may differ. Please refer to Sales Representative for specific offering details for Flora West Condominiums.

Kitchen Features

- KitchenCraft Thermofoil cabinetry*
- Quartz counter tops in decorative colors
- Double basin under mount stainless steel sink
- Deluxe single-lever, black finish pulldown faucet
- Over-the-range microwave included with suites.

Bathrooms

- KitchenCraft Thermofoil vanity cabinets
- Laminate counter tops in decorative colors
- Comfort height toilets
- Drop in sinks
- Black finish sink faucet and matching tub/shower controls
- Centrally ventilated to exterior
- One-piece 5' tub in main bathroom
- One-piece 5' shower w/door ensuite

Laundry Area

- Standard drain and taps for washer
- Exterior dryer vent and dryer outlet

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 14" 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 color
- Flat-latex painted ceiling throughout all living areas
- 9 foot (approximately) main floor ceiling height
- Wire shelving in closets

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

Foundation

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

Roof

- Engineered roof trusses, 24" o.c.
- 7/16 oriented strand board (OSB) sheathing with H clips for stability
- Architectural Laminated Shingles with 40-year limited warranty

Exterior Features

- Long Board vertical siding, Hardie White horizontal siding, Versetta Stone Manufactured Veneer Brick 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
- Insulated garage door

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

- 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

Electrical & Mechanical

- Decora light switches and plugs throughout
- Individual suite electrical metering
- Cable ready for BellMTS & 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 fixtures
- Exterior hose bib at the back and front 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)

Wood Framing

- Exterior walls 2" x 6" wood stud framing
- 7/16" oriented strand board sheathing (OSB)
- 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 2x4 studs, single layer of drywall both sides.

National Home Warranty

- Every home at Flora West 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.

Lighting Package



Dining Room (The Palm Only)



Foyer



Bathroom Vanity



Primary Bedroom



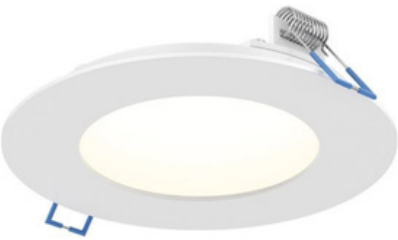
Bedrooms



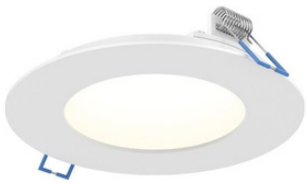
Exterior Wall Mount



Hallway and Rear Entry



Kitchen 6" Potlights x 4



Kitchen Island 4" Potlights x 3

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