



FLORA

WEST CONDOMINIUMS

StreetSide

A QUALICO® Company

FLORA
WEST CONDOMINIUMS

Witham Rd

FLORA
NORTH CONDOMINIUMS

FLORA
Grey Heron Dr

Des Hivernants Blvd North

Dr. David Friesen Dr

Qualico

Burning Glass Rd

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.

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**



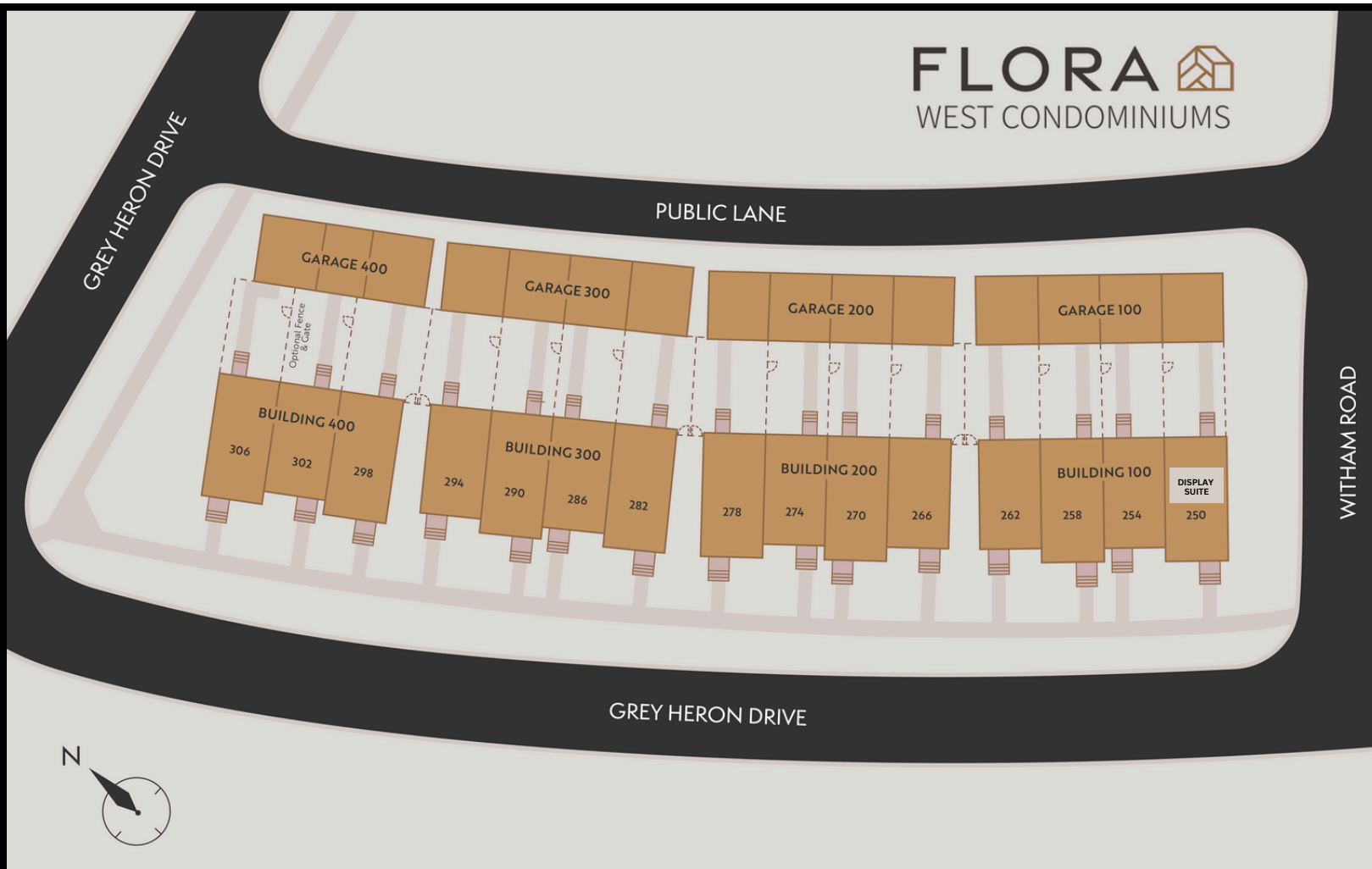
Site Map



Grey Heron Drive

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

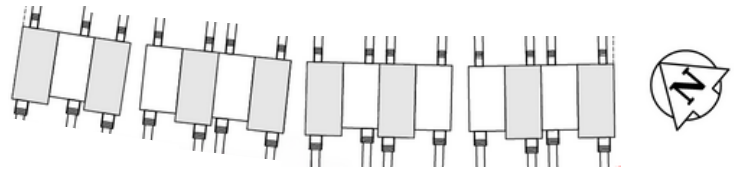
- The Cardinal (1296 SF; total of 8)
- The Dahlia (1152 SF; total of 7)



*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.

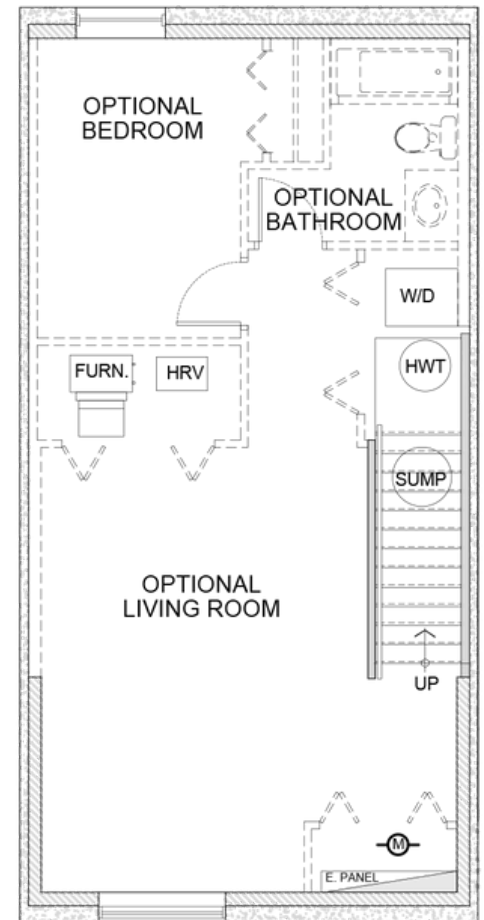
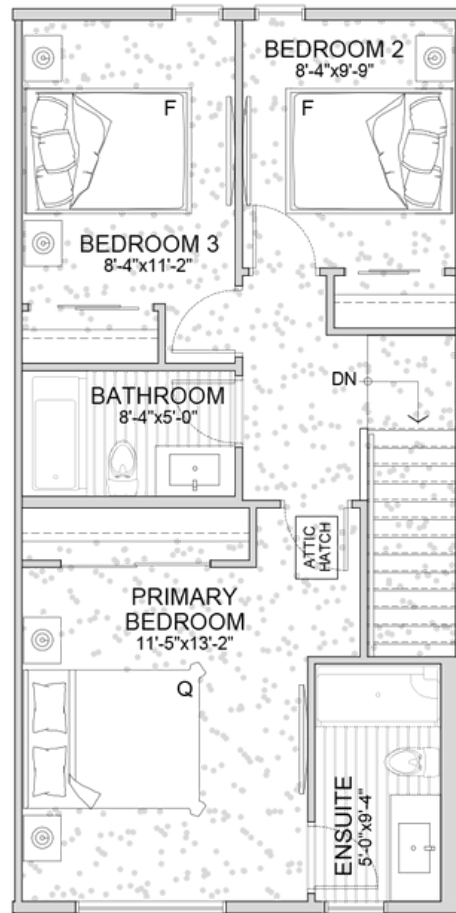
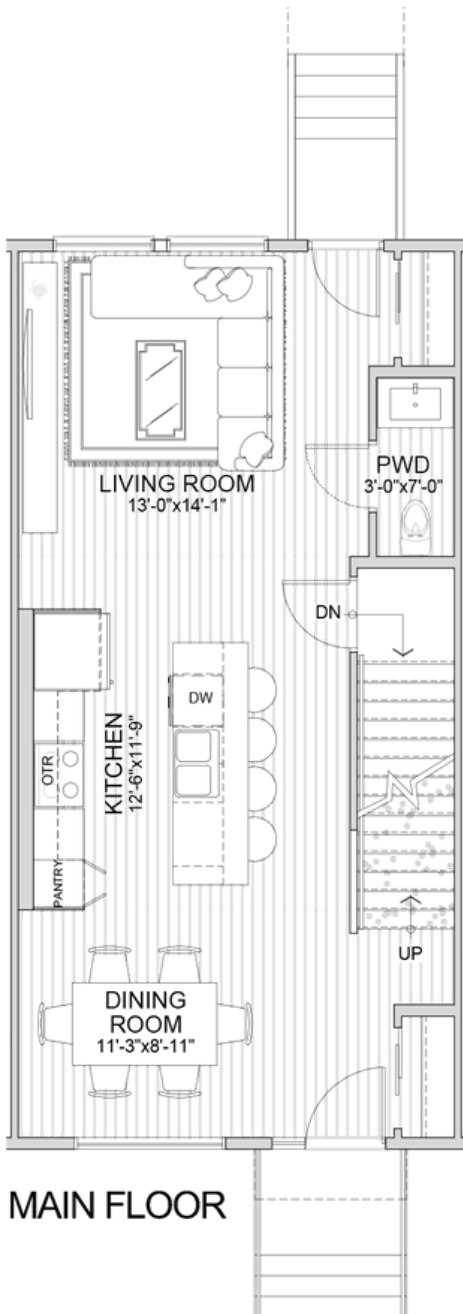
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The Cardinal

3 Bed | 2.5 Bath
1,296 Sqft.



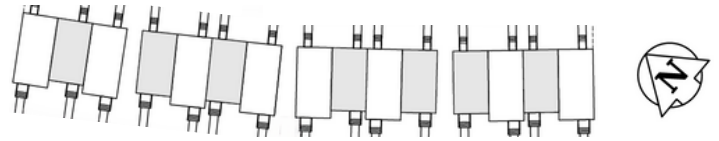
Street**Side**

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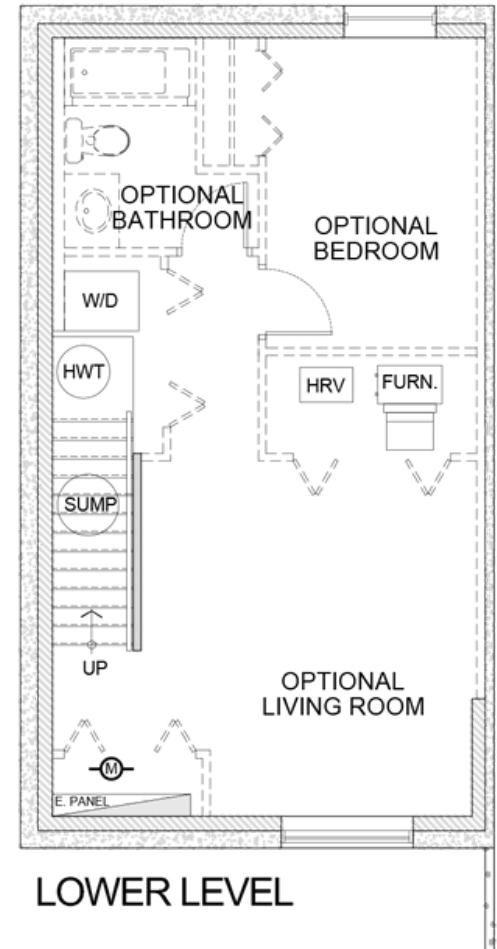
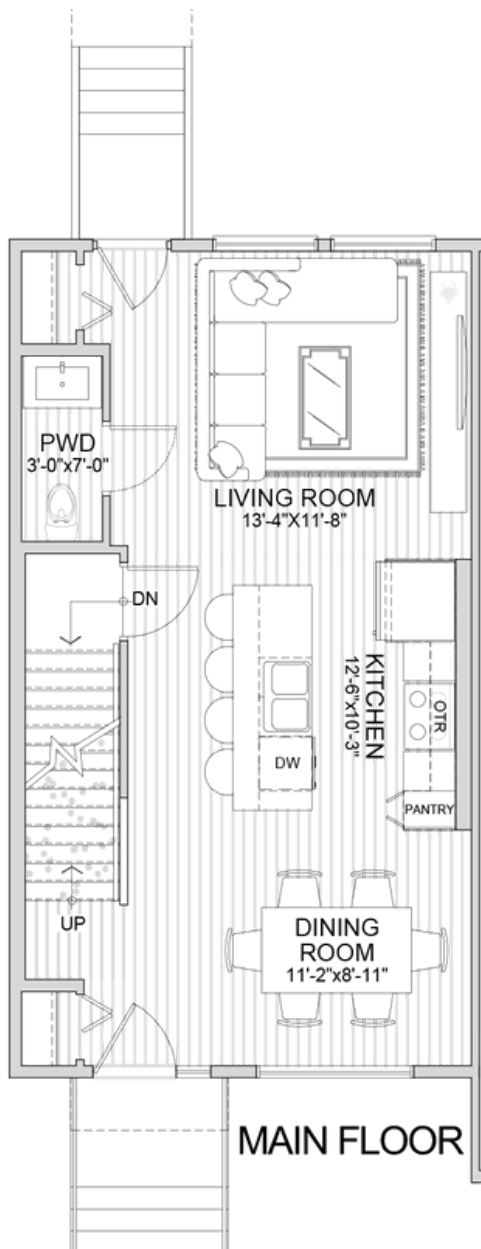
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The Dahlia

3 Bed | 2.5 Bath
1,152 Sqft.



StreetSide

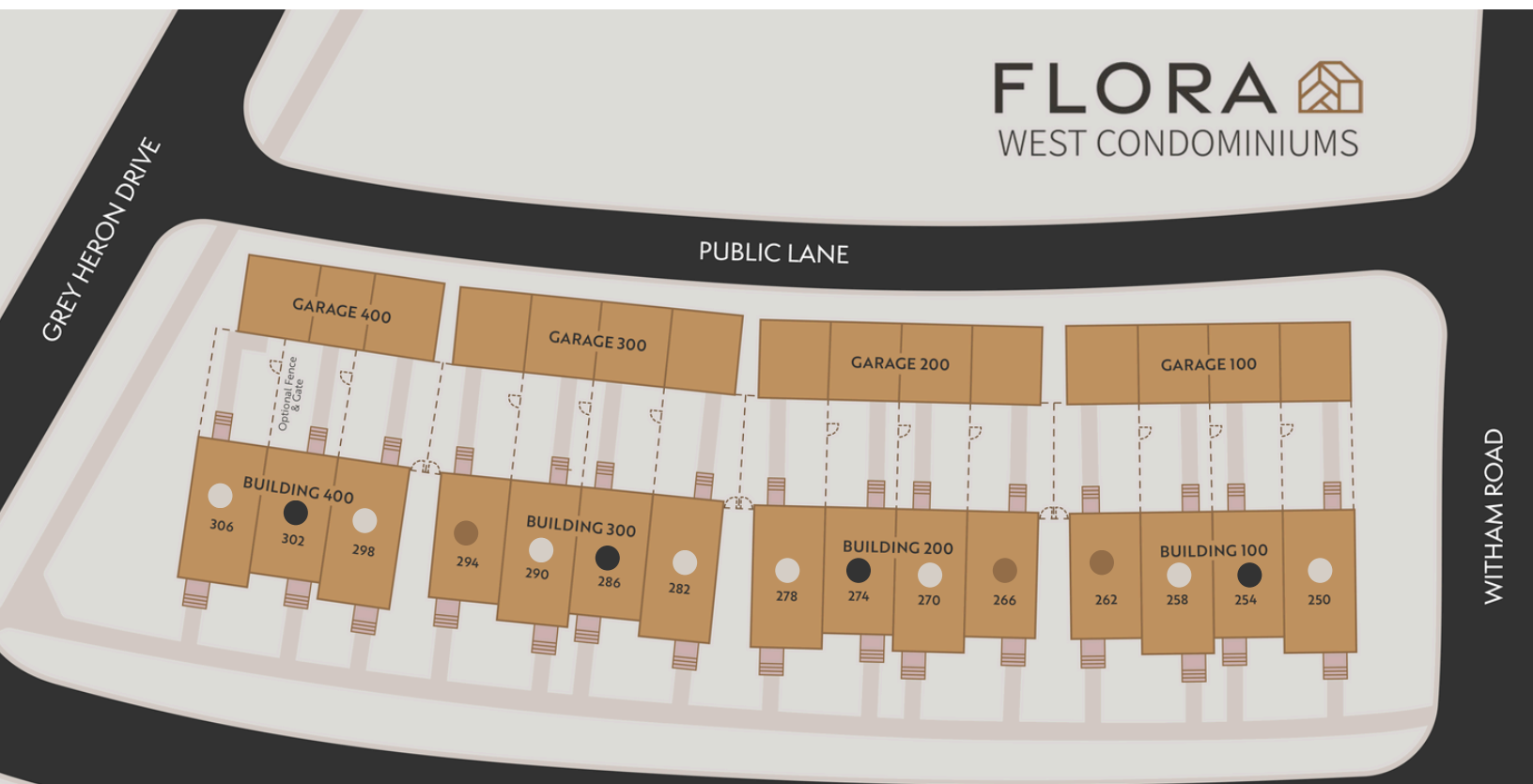
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Exterior Elevations:

- Fast Plank - Knotty Pine
- Hardie White Horizontal Siding
- Versetta Stone Manufactured Veneer Brick



Kitchen Features

- KitchenCraft 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 Thermfoil 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

- Fast plank 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.



*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.

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Lighting Package



Dining Room (The Palm Only)



Foyer



Bathroom Vanity



Primary Bedroom



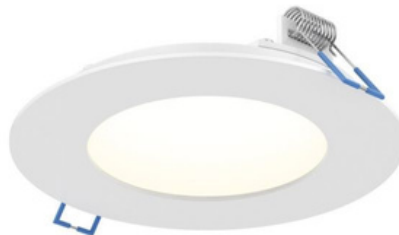
Bedrooms



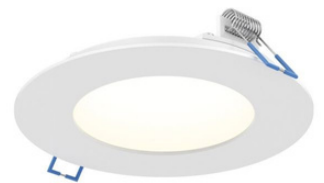
Exterior Wall Mount



Hallway and Rear Entry



Kitchen 6" Potlights x 4



Kitchen Island 4" Potlights x 3

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SAY GOODBYE TO MONTHLY FEES AT FLORA WEST

Enjoy the perks of condo living without the monthly condo fees

Flora West introduces a fresh approach to condominium living in Winnipeg with our annual HOA Fee. Say goodbye to monthly fees with our innovative concept. Embrace the freedom of no monthly condo fees while still enjoying all the perks of condo living.

With our simplified financial model, residents at Flora West Condominiums will only pay an affordable annual homeowner association fee (HOA), which covers the professional fees of maintaining a condo board. It's a seamless solution designed to streamline your finances and provide peace of mind. Experience the convenience of a shared condo board dedicated to maintaining the pristine appearance of your building, ensuring it remains a stunning community for years to come.

Embrace a new era of condominium living where financial transparency and community collaboration thrive. Welcome to a place where your investment is not just in a home, but in a vibrant, harmonious community. Welcome to the future of condo living.

TO LEARN MORE CONNECT WITH OUR SALES TEAM TODAY



FAQs

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About the Project

Q: Who is the Developer and designer of Flora West Condominiums?

A: StreetSide Developments, Winnipeg's largest and longest-standing condominium developer, is the driving force behind this development. StreetSide is also a Qualico company (Western Canada's largest real estate developer), which has a legacy of over 70 years of delivering quality residences to North America

Q: How many Homes are available at Flora West Condominiums?

A: Flora West Condominiums is made up of three 4-plex buildings and one 3-plex building with a total of 15 individual units. The development consists of two models to choose from: The Dahlia & The Cardinal

Sales & Pricing

Q: How do I reserve a new condominium, what is required for a down payment and what costs should I expect?

A: If you are not yet ready to write a formal Offer to Purchase, you can place a temporary reservation on the condominium of your choice for up to 3 business days (subject to availability), by meeting with our Realtor team and completing a Reservation Form together with a **refundable deposit of \$1,000**. This deposit may then be directly applied to the Offer to Purchase, along with the remaining 5% down payment. The balance of your purchase price will be due at closing just prior to occupancy.

Q: Can I select my own interior selections?

A: The design finishes for the first seven units (Buildings 100 & 200) released at Flora West have been pre-selected by our design team. For anyone looking to choose their own finishes, our next sales release will offer the ability to select your own finishes.

Q: What are my real estate taxes likely to cost at Flora West Condominiums?

A: Property taxes are to be set by the City of Winnipeg which does not confirm amounts until a later time. These taxes will be dependent on the size and purchase price of the townhome.

Living at Flora West

Q: How will I dispose of my garbage and recycling at Flora West Condominiums?

A: During construction temporary garbage bins will be in place. Nearing completion, owners will have individual roll bins for garbage & recycling distributed by the city of Winnipeg.

Q: Where is mail collected?

A: Canada post community mailboxes

Q: Are pets allowed at Flora West Condominiums?

A: Yes! The project by-laws and declaration will describe the rules in detail, however a maximum of two pets will be permitted.

Homeowner Association Fee (HOA)

Q: What is Flora West's annual Homeowner's Association Fee (HOA)?

A: With our simplified approach to condominium living, residents at Flora West Condominiums will only pay an affordable annual HOA fee. This low annual fee covers the professional fees of maintaining a condo board that are set to meet the minimum requirements mandated by the Province of Manitoba under the Condo Act; such as condo board insurance. It's a seamless solution designed to streamline your finances and provide peace of mind.

Q: When will Homeowner's start paying their HOA fee?

A: Homeowners won't pay any HOA fees until the condo corporation has been turned over; which is the process of transferring control and responsibilities of the HOA board from the Developer to the homeowners themselves which typically occurs once 50% of Homeowners have taken possession.

Q: What are Homeowner's responsible for?

A: Similar to single-family homeownership, Flora West owners are responsible for their own utilities, insurance, interior and exterior maintenance, repairs and upkeep.

Q: What is the benefit of being a part of a condo corporation and paying a HOA fee, even if it doesn't cover maintenance, utilities or insurance?

A: With an annual HOA fee, our townhome communities still offer the invaluable benefits of being self-managed, with a homeowner board dedicated to safeguarding your investment while upholding community standards and fostering a collaborative living environment.

Q: Will StreetSide provide support to Homeowners as they transition into their new community?

A: As part of our commitment to homeowner satisfaction, we will facilitate the board turnover process and offer guidance in running the HOA during its initial year. Our team will provide comprehensive documentation and will remain readily available to address any inquiries or concerns that may arise. By equipping owners with the necessary tools and support, we aim to set owners up for success as they take on the responsibilities of managing their community.

General Information

Q: What comes as a standard with my home at Flora West Condos?

- Thermofoil Cabinetry w/ Soft Close Hardware (**this is an upgraded feature in our first release*)
- Quartz Countertops in Kitchen; Laminate in Bathrooms
- Whirlpool OTR
- Upgraded Living Room Lighting
- Double Detached Garage
- Front & Backyard Landscaping
- Private detached garage with keyless pad & 2 remote controls

Q: What features are available as an upgraded option at Flora West Condos?

- Kitchen Appliance Package
- Washer/Dryer Package
- Air Conditioning
- Window Coverings
- Basement Development
- Fireplace Feature Wall
- Backyard Privacy Fencing
- 12'x10' Ground Level Deck

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GET IN TOUCH

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