



# LYNX GATE

ESTATES

Street**Side**

A QUALICO<sup>®</sup> Company



# This is where dreams grow.

Introducing Lynx Gate Estates by StreetSide Developments - a place for your family to get the most out of life by taking exterior maintenance out of the equation. Located in North Winnipeg's Aurora at North Point, this collection of modern two-storey townhomes offer ample space for your family. Take a stroll through the nearby parks and pathways, explore the shops and restaurants nearby, and have a backyard barbecue on your deck - all on the same day. At Lynx Gate Estates, your options are endless.



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# Features & Finishes

The interiors in Lynx Gate Estate's townhomes showcase the quality of construction that StreetSide Developments is known for. From KitchenCraft custom cabinets, glistening quartz counter tops in the kitchen, to luxury vinyl plank flooring, living at Lynx Gate Estates will be a home you will be proud to own and share with friends and family! Our designers have hand selected finishes including a beautiful lighting package and fixtures to compliment the three-coat painted walls and 9 foot ceilings.

Showcase your culinary skills in your expertly designed kitchen, host a game night in your open concept dining space, or pamper yourself in your private ensuite bathroom.

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\*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 Lynx Gate Estates Condominiums.

# Site Map



  
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Murray Avenue

# Neighbourhood

Welcome to Aurora at North Point - a neighbourhood where your family can feel safe to explore & enjoy your surroundings. Aurora at North Point is a vibrant and picturesque new family community in North Winnipeg. The area includes over 220 acres of mixed use development, including a beautiful centralized pond and park, providing the perfect setting for an active and energetic lifestyle.

Aurora at North Point features a wide variety of targeted lifestyle enclaves that complement the natural terrain and promote family interaction, including relaxing walking paths, rest and play areas, and an abundance of natural green space. Convenient commercial development will also provide easy access to amenities, so you can spend more time with family and friends.



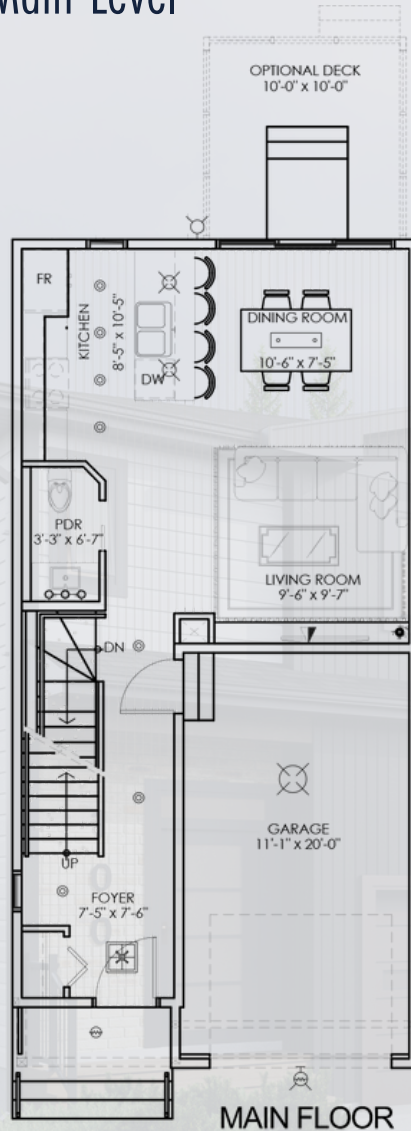
# The Aurora

Main Level



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-  3 Bedrooms
-  2.5 Baths
-  1325 SF.
-  Attached Single Car Garage



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Dimensions and sizes are approximate and are based on architectural measurements. The Developer reserves the right to modify or change plans, specifications, features and prices without notice. Please refer to Sales Representative for specific offering details. E.&O.E.



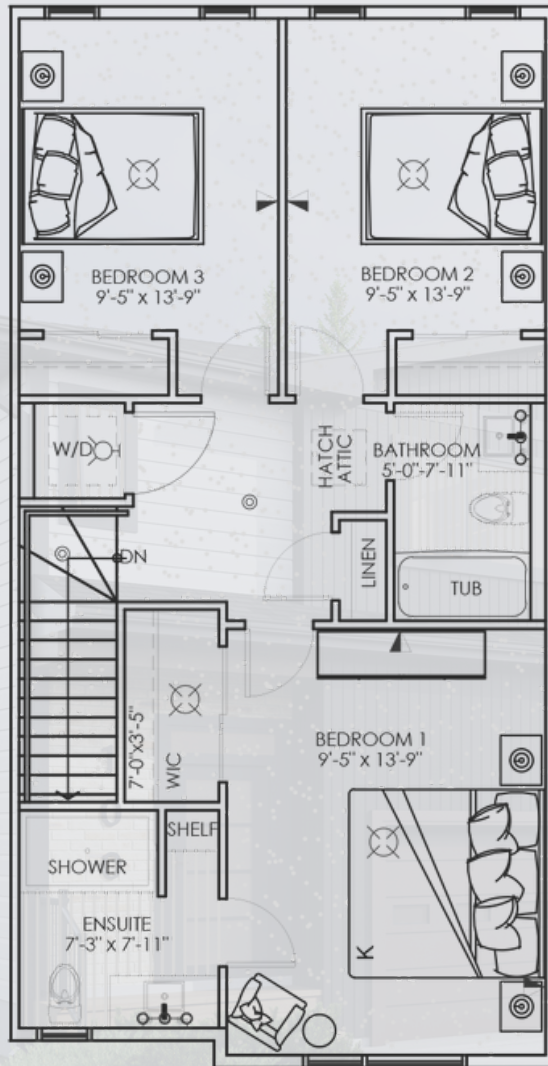
# The Aurora

Second Level



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### Our townhomes feature:

- Quartz Countertops in the Kitchen
- Vinyl Plank Flooring on the Main Floor
- Second Floor Laundry
- Primary Ensuite Bathroom
- Unfinished Basement with Optional Development
- Fully Landscaped Front & Backyard
- 1-2-5-10 New Home Warranty Coverage

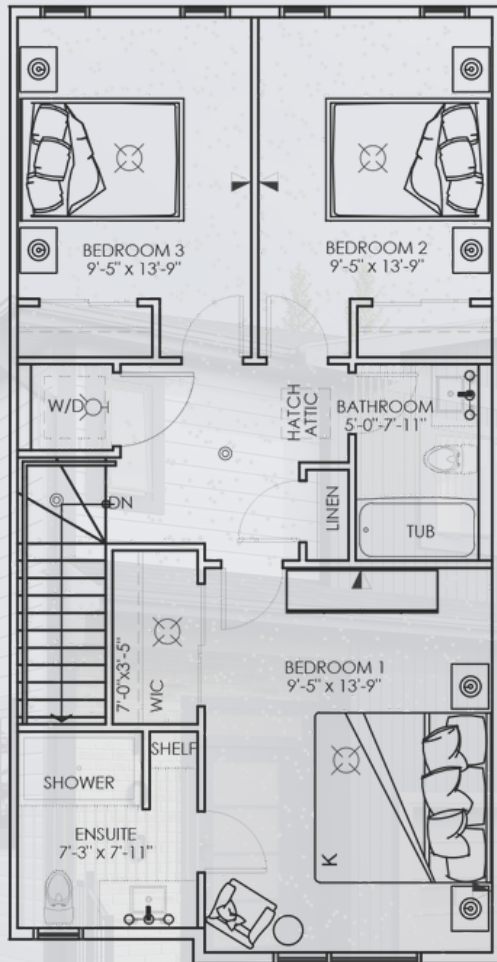
# StreetSide

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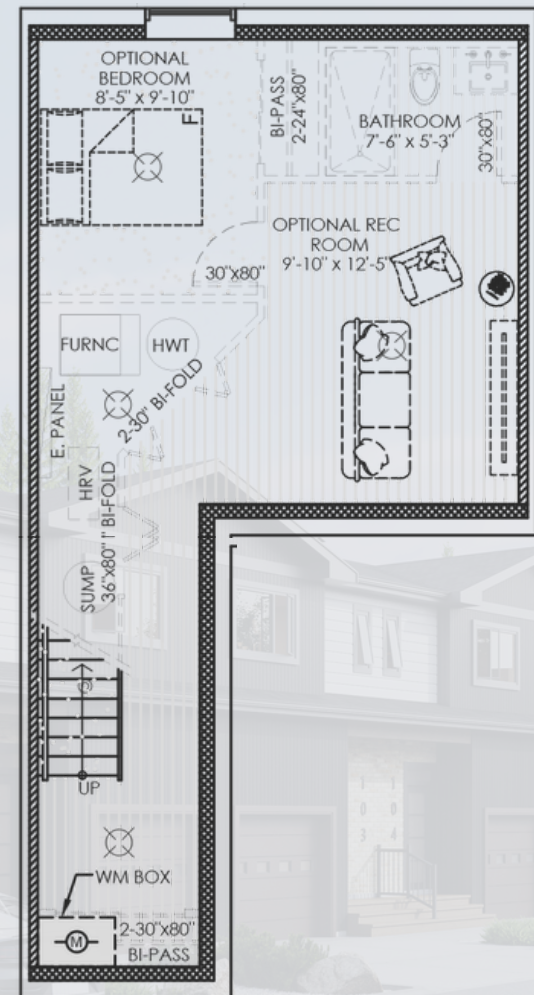
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# The Aurora

## Second Level



## Optional Lower Level Development



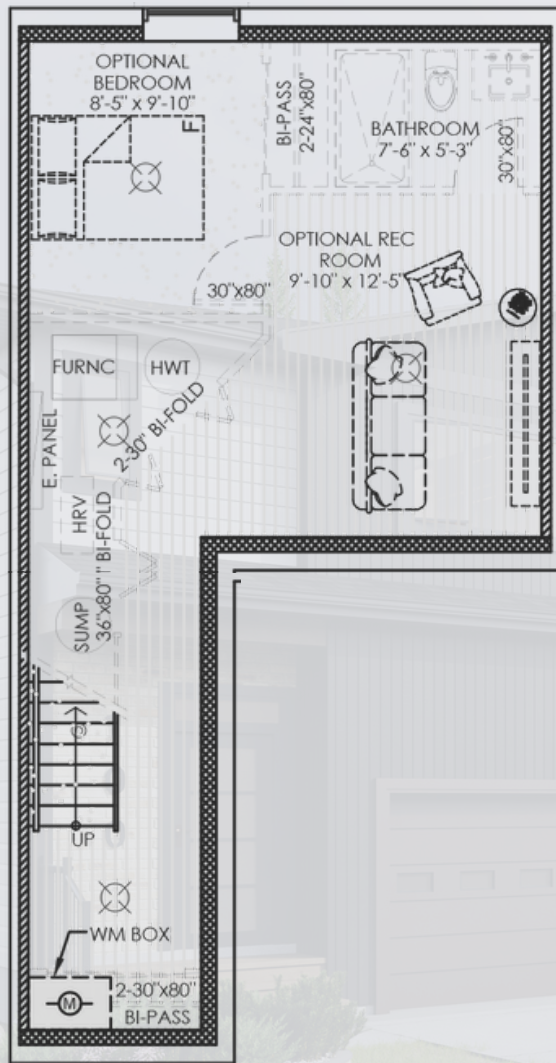
# The Aurora

Optional Lower Level Development



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# Specifications



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## Community

- Pet-friendly
- Fully landscaped front & backyards
- 1-2-5-10 New Home Warranty

## Kitchens

- Contempra melamine cabinets
- Quartz countertops in decorative colours
- Double-basin under mount stainless steel sink
- Deluxe single-lever pull-out faucet in matte black finish

## Bathrooms

- Contempra melamine vanity cabinets
- Laminate countertops in decorative colours
- White, low water consumption flush toilets w/lined tanks
- Matte black hardware throughout
- Centrally ventilated to exterior
- One-piece 5' tub in main bathroom
- One-piece 5' shower w/door in primary ensuite

## Interiors

- Interior walls painted with primer coat and two finish coats in standard builder colour
- Painted white trim including all baseboards and casings
- 2-panel Masonite passage doors
- Matte black passage & privacy door levers
- Privacy lock to master bedroom and all bathrooms
- Black bath hardware

## Interiors (Continued)

- Flat-latex painted ceiling throughout all living areas
- Main floor ceiling height approximately 9'-0"
- Wire shelving in closets
- Carpet with 7lb foam underpad – location as per plan
- Luxury vinyl plank flooring with solid core – location as per plan

## 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)

## 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
- In-suite smoke detector
- 2 garage remotes & wireless keyless entry

**For more information, please contact Anita Sharma Turner, RE/MAX Associates at (204) 989-9000 or [lynxgate@qualico.com](mailto:lynxgate@qualico.com).**

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# FAQs



**Q: Who is the developer and designer of Lynx Gate Estates 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: When will construction commence on Lynx Gate Estates Condominiums, and when will the project be ready for occupancy?**

A: Our first building (Building 100) is now move-in ready with our display suite at #101-32 Lynx Street ready for touring.

**Q: How many buildings and suites will Lynx Gate Estates Condominiums have?**

A: Lynx Gate Estates is made up of six 8-plex's and one 6-plex building with a total of 54 individual units. The development consists of the following townhome:

- The Aurora (1,325 SF | total of 54) Two-storey, 3 bed, 2.5 bath with attached garage & optional basement development

**Q: What is included in the common element fees at Lynx Gate Estates Condominiums?**

A: Common element fees include water, snow clearing, yard maintenance, grounds keeping & landscaping, service contracts and professional management. Owners are responsible for homeowner insurance, hydro, telephone, Internet, cable TV, contents insurance and realty taxes.

**Q: Are pets allowed at Lynx Gate Estates Condominiums?**

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

**Q: What comes as a standard with my home at Lynx Gate Estates?**

- Contempra cabinets throughout
- Quartz countertops in kitchen; laminate in vanities
- Designer lighting package and plumbing fixtures
- Luxury vinyl plank flooring & carpet with 7lb underpad (location as per plan)
- Electric furnace
- Landscaping in front & back yard

**Q: What options are available as an upgrade at Lynx Gate Estates?**

- Kitchen appliance package
- Washer & dryer package
- Air conditioning
- Fireplace/entertainment wall package
- Upgraded interior finishes
- Basement development
- 10' by 10' deck option
- Privacy panel

# Lighting Package



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Dining Room Chandelier



Second Floor Bathroom Vanity



Master Bedroom Flush Light



Main Floor Bathroom Vanity



Master Bedroom & Lower Level Flush Light



Kitchen Island Pendant



Entry Flush Mount



Interior Potlights



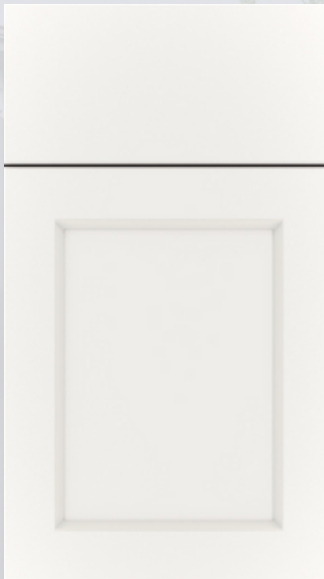
Exterior Potlights

# Optional Design Packages

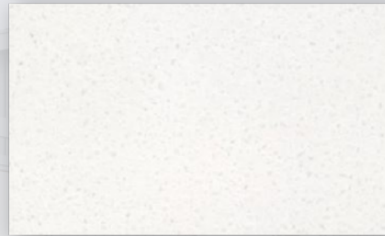


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## Design Package 1



KitchenCraft Coventry Thermofoil -  
Satin Whitecap



Granite Mountain Quartz - Arctic (Kitchen Counters)



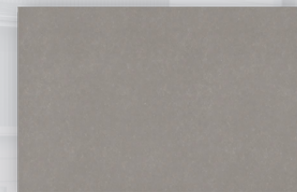
Vinyl Plank - Torlys Rigidwood Firm Premier - Dakota



Backsplash: Ceretec - Peak Libra - Bianco  
Custom Grout: #545 Bleached Wood  
(Upgrade)



Carpet: Shake It Up  
Ornamental Gate



Laminate Bathroom Counters  
Inukshuk Grey

# Optional Design Packages

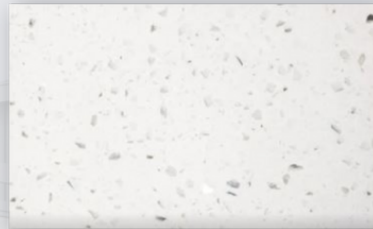


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## Design Package 2



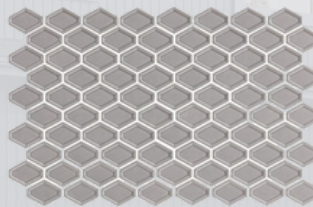
KitchenCraft Coventry Thermofoil -  
Satin Cosmo



Granite Mountain Quartz - Winter (Kitchen Counters)



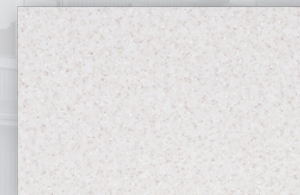
Vinyl Plank - Torlys Rigidwood Firm Premier - Skyline



Backsplash: Ceretec - Jersey Glossy Grey  
Custom Grout: 546 Cape Gray  
(Upgrade)



Carpet: Shake It Up  
Dolphin



Laminate Bathroom Counters  
Rock of Ages AW 141-S



# Optional Design Packages



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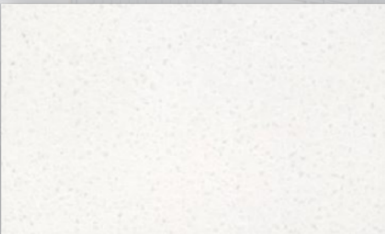
Lynx Gate Estates' interiors showcase StreetSide Development's quality construction, with glistening quartz counter tops in the kitchen, luxury vinyl plank flooring and three-coat paint finish included as standard. As part of the new home experience, you will also have the opportunity to meet with our in-house Design Consultant. During this one-on-one, they will help navigate you through our interior selection process at our 4,000 Sq.Ft. Design Centre at the Qualico Head Office. Our consultant will work with you and your budget to provide standard and upgrade finish options that will help to create a space that is unique to you!

We have hand selected three design packages to showcase current trends and what options are available to you.

## Design Package 3



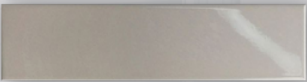
KitchenCraft Coventry Thermofoil -  
Satin Daybreak



Granite Mountain Quartz - Arctic (Kitchen Counters)



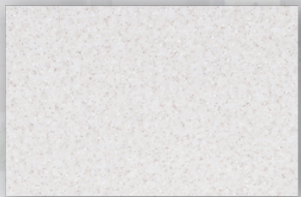
Vinyl Plank - Torlys Rigidwood Firm Premier - Meadowland



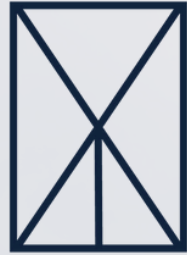
Backsplash: Ames IQ Architect in Biscotti (Brick Pattern)  
**(Upgrade)**



Carpet: Shake It Up  
Breeze



Laminate Bathroom Counters  
Rock of Ages AW 141-S



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## ESTATES



### Contact

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