

26 Starling Bay, Winkler MB

February 1, 2022

**General Details**

- 1120 sq/ft Bi-Level home, with 1120 sq/ft unfinished basement
- LOGIX ICF 6" basement walls on 9"x24" footing
- 22x22 garage with floor drain
- Insulated T12 16x7 garage door with electric opener
- 2x10 fir floor joists, 5/8" OSB T&G sheathing
- 2x6x8' exterior walls with R20 insulation, house wrap
- 2x4x8' typical interior walls (8' ceilings)
- Engineered roof trusses, 24" o/c, R50 ceiling insulation
- Triple pane pvc windows, pre-finished white ext. doors
- 5 year New Home Warranty

**Exterior finish**

- Aluminium soffit and fascia
- Vinyl siding c/w James Hardie and brick accents
- GAF laminated fibreglass shingles - limited lifetime warranty
- Rain gutters and downspouts as required
- 1130 s/f concrete driveway and sidewalks
- Landscaped including topsoil and grass seeded

**Interior Finish**

- **Cabinetry allowance \$12,250.00**  
(any product/style cabinets available up to allowance amount)
- Painted mdf 1x3 trim, painted hollowcore doors  
(standard white paint included, custom colors may be extra)
- Smooth ceilings and walls, square corner beads
- Painted drywall, 3 colors latex paint included
- **Flooring allowance \$6,550.00**
- 1 shelf and rod per coat and bedroom closet, pantry c/w 5 rows
- Up to 4 hours of interior design consulting included

**Plumbing & Mechanical**

- 4 pc main floor bathroom with 1 pc acrylic tub/shower
- 4 pc Ensuite bathroom with 1 pc acrylic tub/shower
- Bathroom rough in only for basement
- Single lever SS kitchen and bath faucets
- Double compartment SS kitchen sink
- Nutone NKSH130WW range hood (black or white)
- Central vac rough in only
- Natural Gas Furnace (60,000 BTU)
- VanEE 60H HRV (Air Exchanger)
- 40 gallon electric hot water tank, 6 year warranty
- 2 lawn hydrant

**Electrical**

- 100 amp electrical service
- White Decora outlets and switches
- 5 exterior potlights or wall lights
- 8 interior LED ceiling lights
- 2 TV location, 2 telephone location
- Typical wiring as per code
- **Light fixture allowance \$1,000.00**

**Misc. info**

- Floor plan dimensions may vary from plans
- Exterior colors and trim design may not be exactly as shown on drawings
- Allowances include applicable taxes

**Purchase Price (inc net gst) \$389,900.00**
*all gst rebates assigned to vendor*
**Options**

<input checked="" type="checkbox"/>	Kitchen Island as per plan	<b>INCLUDED</b>
<input type="checkbox"/>	Thor-Vac V18 central vac pkg	\$1,150.00
<input type="checkbox"/>	Central vac pan	\$165.00
<input type="checkbox"/>	Fridge water line	\$125.00
<input checked="" type="checkbox"/>	1.5 ton air conditioner	<b>INCLUDED</b>
<input type="checkbox"/>	Upgrade to 200 amp Service	\$1,195.00
<input type="checkbox"/>	4kw "SPIDER" garage heater	\$725.00
<input type="checkbox"/>	Garage insulated and drywall	\$3,550.00
<input type="checkbox"/>	Garage taping, painting, trim	\$2,495.00
<input type="checkbox"/>	Basement finishing as per plan	\$37,500.00
<input type="checkbox"/>	Nest Wifi Thermostat GEN III	\$345.00
<input type="checkbox"/>	James Hardie siding upgrade	<b>Call for Quote</b>
<input type="checkbox"/>	Premium vinyl siding upgrade	<b>Call for Quote</b>
<input type="checkbox"/>	Additional concrete pad/patio	<b>Call for Quote</b>

(check marked items are confirmed options)

(pricing includes installation and applicable taxes)