

98 North Point Trail, Winkler MB

May 18, 2023

General Details

- 1116 sq/ft bungalow home, with 1088 sq/ft unfinished basement
- LOGIX ICF 6" basement walls on 9"x24" footing
- 22x22 garage with (2) floor drains
- (2) Insulated T12 (R10) 9x7 garage door with electric opener
- NJ12 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
- 2/12 Vaulted Ceilings (Living Room, kitchen & Dining areas)
- 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 accent trims as per drawings
- GAF laminated fibreglass shingles - limited lifetime warranty
- Rain gutters and downspouts as required
- 1100 s/f concrete driveway and sidewalks
- Landscaped including topsoil and grass seeded

Interior Finish

- **Cabinetry allowance \$12,300.00 (Includes GST & PST)**
(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 \$7,000.00 (Includes GST & PST)**
- 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
- 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
- 1.5 ton Central Air Conditioner
- 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
- 6 exterior LED round slims
- 14 interior LED round slim ceiling lights
- 2 TV location, 2 telephone location
- Typical wiring as per code
- **Light fixture allowance \$800.00 (Bulbs Inc)**

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) \$399,900.00
all gst rebates assigned to vendor
Options

<input checked="" type="checkbox"/>	Kitchen as per plan	INCLUDED
<input type="checkbox"/>	Beam Serenity 375 Kit	\$1,156.37
<input type="checkbox"/>	Central vac pan	\$165.00
<input type="checkbox"/>	Fridge water line	\$145.00
<input checked="" type="checkbox"/>	1.5 ton air conditioner	INCLUDED
<input checked="" type="checkbox"/>	Upgrade to gas furnace	INCLUDED
<input type="checkbox"/>	4kw "SPIDER" garage heater	\$795.00
<input type="checkbox"/>	Garage insulated and drywall	\$3,426.75
<input type="checkbox"/>	Garage taping, painting, trim	\$2,585.00
<input type="checkbox"/>	Basement finishing as per plan	\$44,159.55
<input type="checkbox"/>	Nest Wifi Thermostat GEN III	\$345.00
<input checked="" type="checkbox"/>	Vaulted ceilings in main area	INCLUDED
<input type="checkbox"/>	Additional concrete pad/patio	Call for Quote
<input type="checkbox"/>	Upgrade to Quartz Counters	Approx \$5,000

(dependant on which counters are chosen)

(check marked items are confirmed options)

(pricing includes installation and applicable taxes)