

91 North Point Trail, Winkler MB

August 19, 2025

### General Details

- 1,120 sq/ft Bi-Level home, with 1,120 sq/ft unfinished basement
- ICF 6" x 48"/2x6 Stud basement walls on 8"x32" footing
- 22x22 garage with (2) floor drain
- (2) Insulated T12 9x7 garage door with electric opener
- 2x10 floor joists, 5/8" OSB T&G sheathing
- 2x6x8' exterior walls with R22 insulation, house wrap
- 2x4x8' typical interior walls (8' ceilings)
- Engineered roof trusses, 24" o/c, R50 ceiling insulation
- HURON Triple pane pvc windows, pre-finished white ext. doors
- 5 year New Home Warranty

### Exterior finish

- Aluminium soffit and fascia
- Vinyl siding and brick accents as per plan
- GAF HDZ laminated fibreglass shingles
- Rain gutters and downspouts as required
- 1,110 s/f concrete driveway and sidewalks
- Landscaped including topsoil and grass seeded

### Interior Finish

- **Cabinetry allowance \$12,750.00** (incl. install & taxes)  
(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)
- Drywall - Smooth ceilings and walls, square corner beads
- Painting - 3 colors latex paint included
- **Flooring allowance \$8,000.00** (incl. install & taxes)
- 1 shelf and rod per coat and bedroom closet, pantry c/w 5 rows

### Plumbing & Mechanical

- 4 pc main floor bathroom with 1 pc acrylic tub/shower
- Bathroom rough in only for basement
- Kitchen and bath faucets
- Double compartment SS kitchen sink
- Nutone NCS330 range hood (black or white)
- Central vac rough in only
- 2 Ton cold climate heat pump w/10kw heat bank air handler  
(System provides cooling & heating)
- HRV (Air Exchanger)
- 40 gallon electric hot water tank, 6 year warranty
- 2 lawn hydrants

### Electrical

- 200 amp electrical service
- White Decora outlets and switches
- (5) exterior slim LED soffit lights
- (12) interior LED ceiling lights
- 1 TV location, 1 telephone location
- Typical wiring as per code
- **Light fixtures & bulbs allowance \$1,200.00** (taxes incl.)

### 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

|                                |             |
|--------------------------------|-------------|
| Central vac pan                | \$165.00    |
| Fridge water line              | \$145.00    |
| 4kw "SPIDER" garage heater     | \$900.00    |
| Garage insulated and drywalled | \$3,350.00  |
| Garage taping, painting, trim  | \$2,800.00  |
| Basement finishing as per plan | \$41,500.00 |
| Nest Wifi Thermostat GEN III   | \$345.00    |

\*check marked items are confirmed options

\*pricing includes installation and applicable taxes

