

109 North Point Trail, Winkler MB

March 10, 2026

General Details

- 1,371 ft² single level home, with crawl space
- ICF 48" x 6" crawl space wall on 9"x24" footing
- 320 ft² garage with floor drain as per plan
- Insulated T12 9x7 garage door with 1/2hp chain electric opener
- 2x10 floor joists, 5/8" OSB T&G sheathing
- 2x6x9' exterior walls with R22 insulation, house wrap
- 2x4x9' typical interior walls (9' ceilings)
- Common Party wall (Double wall construction w/Sound insulation)
- 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 Horizontal siding with vinyl B&B/brick accents
- GAF laminated fibreglass shingles - limited lifetime warranty
- Rain gutters and downspouts as required
- 719 ft² concrete driveway and sidewalks
- Landscaped including topsoil and grass seeded

Interior Finish

- **Cabinetry allowance \$15,500.00** (incl. installation & 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)
- Smooth ceilings and walls, square corner beads
- Painted drywall, 3 colors latex paint included
- **Flooring allowance \$9,350.00** (incl. installation & 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
- 4 pc main floor ensuite with 1 pc acrylic shower
- Single lever SS kitchen and bath faucets
- Double compartment SS kitchen sink
- Bathroom sinks to be included within cabinetry allowance
- 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
- 3 exterior LED Slims & 1 wall light
- 14 interior LED ceiling lights
- 1 TV location, 2 telephone location
- Typical wiring as per code
- **Light fixture allowance \$1,200.00**
(Supplied by Pinnaco, including bulbs & taxes)

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) \$369,900.00

all gst rebates assigned to vendor

Options

<input type="checkbox"/>	Central vac pan	\$165.00
<input type="checkbox"/>	Fridge water line	\$145.00
<input type="checkbox"/>	4kw ceiling garage heater	\$898.13
<input checked="" type="checkbox"/>	Garage insulated and drywalled	INCLUDED
<input type="checkbox"/>	Garage taping, painting, trim	\$1,495.44
<input type="checkbox"/>	Nest Wifi Thermostat GEN III	\$345.00
<input type="checkbox"/>	Concrete Patio	Call for Quote

*check marked items are confirmed options

*pricing includes installation and applicable taxes

