

119 North Point Trail, Winkler MB

July 7, 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 9x8 garage door with 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
- 687 ft² concrete driveway and sidewalks
- Landscaped including topsoil and grass seeded

Interior Finish

- Cabinetry by Commander Kitchens
- 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 by Winkler Floor Fashions
- 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 kitchen and bath faucets
- Double compartment SS kitchen sink
- Square drop-in bathroom sinks
- 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 fixtures supplied by Pinnaco

Misc. info

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

Purchase Price (inc net gst) \$379,900.00
new home gst rebate assigned to vendor

Options

☐	Central vac pan	\$165.00
☐	Fridge water line	\$145.00
☐	4kw ceiling garage heater	\$898.13
☒	Garage insulated and drywalled	INCLUDED
☐	Garage taping, painting, trim	\$1,495.44
☐	Rear Deck	Call for Quote

*check marked items are confirmed options

*pricing includes installation and applicable taxes

