

1298 Makena, Winkler MB

July 16, 2026

General Details

- 1108 sq/ft home, with 1108 sq/ft unfinished basement
- ICF 6" x 48"/2x6 stud basement walls on 10"x32" footing
- 2x10 fir 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
- Triple pane pvc windows, pre-finished white ext. doors
- 5 year New Home Warranty

Exterior finish

- Aluminium soffit and fascia
- Vinyl siding with brick accents
- GAF laminated fibreglass shingles
- Rain gutters and downspouts as required
- Concrete sidewalk from blvd to front door
- Crushed rock driveway, parking area, & rear sidewalk
- Landscaped including topsoil & grass seeded

Interior Finish

- **Cabinetry allowance \$15,600** (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 \$8,900** (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
- Single lever 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/ air handler & 10kw heat bank
(provides heating & cooling)
- HRV (Air Exchanger) with timer & humidistat
- 40 gallon electric hot water tank, 6 year warranty
- 2 lawn hydrants

Electrical

- 200 amp electrical service
- White Decora outlets and switches
- (2) exterior potlights or wall lights
- (13) interior LED ceiling lights
- 2 TV location, 2 telephone location
- Typical wiring as per code
- **Light fixture allowance \$950** (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) \$484,900.00
new home gst rebate assigned to vendor

Options

☒	Kitchen Island as per plan	INCLUDED
☒	24x24 garage package (includes 521 sq/ft concrete driveway & sidewalk)	INCLUDED
☐	Basement finishing as per plan	\$41,150.00
☐	4kw "SPIDER" garage heater	\$905.00
☐	Garage insulated and drywall	\$4,250.00
☐	Garage taping, painting, trim	\$3,250.00
☐	Fridge water line	\$145.00

- Check marked items are confirmed options
- Pricing includes installation and applicable taxes
- Garage taping, painting, trim option only available if garage insulated & drywalled option selected
- Above option prices are only valid until construction start date. There may be additional cost to add options after construction has started.