PINNACO INC

1-720 Norquay Drive
Winkler MB R6W 0H2
(204) 325-3909

18 Riverside Bay, Plum Coulee MB — September 22, 2026

General Details

- 1,389 sq/ft 2 storey home on thickened edge concrete slab
- Floor heat hose roughed in for main floor & garage
- 14x24 garage with floor drain
- Insulated 9x7 garage door with electric opener
- 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
- GAF laminated fibreglass shingles - limited lifetime warranty
- Rain gutters and downspouts as required
- 1,480 s/f crushed limestone driveway
- Landscaped including topsoil and grass seeded

Interior Finish

- **Cabinetry allowance $14,600**
  (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 $7,325**
- 1 shelf and rod per coat and bedroom closet, pantry c/w 5 rows

Plumbing & Mechanical

- Main floor powder room
- 2nd floor bathroom with 1 pc acrylic tub/shower
- Single lever SS 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
- 1 lawn hydrant

Electrical

- 200 amp electrical service
- White Decora outlets and switches
- 5 exterior potlights or wall lights
- 10 interior LED ceiling lights
- 1 TV/ethernet location
- Typical wiring as per code
- **Light fixture allowance $1,350**

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) $349,900.00

new home gst rebate assigned to vendor

Options

✓	Kitchen Island as per plan	**INCLUDED**
✓	5kw floor heat system with 1 zone included for main floor	**INCLUDED**
✓	4kw "SPIDER" garage heater	**INCLUDED**
✓	Garage insulated and drywall	**INCLUDED**
	Add 2nd zone for garage floor heat	$1,050.00
	Fridge water line	$145.00
	Garage taping, painting, trim	$1,900.00
	Concrete driveway/patio	**Call for Quote**

(check marked items are confirmed options)
(pricing includes installation and applicable taxes)