

20 Riverside Bay, Plum Coulee MB

September 25, 2026

General Details

- 1,389 sq/ft 2 storey home on thickened edge concrete slab
- Floor heat hose roughed in for main floor & garage
- 20x24 garage with floor drain
- Insulated 9x16 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) \$364,900.00
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	\$2,550.00
☐	Concrete driveway/patio	Call for Quote

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