

61 Evergreen Drive, Morden, MB



535 Commander Drive - Winkler, MB

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General

- ❖ 1,346 square foot single level home
- ❖ Thickened edge concrete slab foundation
- ❖ 24' x 24' garage with 2 floor drains
- ❖ 2x6x9' exterior walls with R22 insulation
- ❖ 2x4x9' interior walls
- ❖ Engineered roof trusses - R50 attic insulation
- ❖ Armwood triple pane PVC windows
- ❖ Berdick exterior doors
- ❖ Woodgrain 9x7 garage doors with openers

Exterior Finish

- ❖ GAF HDZ shingles
- ❖ Siding and brick as per blueprint
- ❖ Aluminium soffit and fascia
- ❖ Eavestrough and downspouts as required
- ❖ Landscaped including topsoil and hydroseeding

Interior Finish

- ❖ Drywall - smooth ceilings and walls, square corner beads
- ❖ Painting - 2 colors latex paint included
- ❖ Flooring allowance \$3.80/square foot (*material & taxes only*)
- ❖ Cabinetry allowance \$18,000.00 (*includes labor and taxes*)
- ❖ Painted MDF 1x3 trim, painted hollowcore doors (*custom colors may be extra*)
- ❖ 2 shelves and a rod in the bedroom and coat closets. Master bedroom and pantry c/w 5 rows

Electrical

- ❖ 100 amp electrical service
- ❖ White outlets and switches
- ❖ Exterior slim LED soffit lights
- ❖ Interior slim LED ceiling lights throughout
- ❖ Spider garage heater
- ❖ Light fixture allowance \$500.00

Plumbing & Mechanical

- ❖ 4 piece bathroom with 1 piece tub/shower
- ❖ 3 piece ensuite with 1 piece shower
- ❖ Kitchen and bath faucets
- ❖ Double compartment stainless steel kitchen sink
- ❖ Rangehood
- ❖ Central vac rough in only
- ❖ 2 stage gas furnace
- ❖ HRV (air exchanger)
- ❖ 40 gallon electric hot water heater
- ❖ 1 lawn hydrant
- ❖ Floor heat lines roughed in



Notes

Dimensions of the building may differ slightly from blueprint

This image is computer generated rendering

The allowances include all taxes

Purchase Price (including net GST) \$445,900.00

Options NOT Included in Purchase Price

- | | |
|---|------------|
| <input type="checkbox"/> Central Vac | \$1,600.00 |
| <input type="checkbox"/> Food heat hookup | \$5,000.00 |