

FLORA 

BY STREETSIDE





FLORA 



Grey Heron Drive

# Modern and affordable living in the heart of Sage Creek

Conveniently located in Sage Creek, Flora  
Condominiums combines family-oriented atmosphere  
with all the amenities of modern living.



# About Sage Creek



## A Complete Community

Since its inception, Sage Creek invites you to live life at its best. Modern urban planning, a dynamic Village Centre and ideally positioned near major routes, Sage Creek is truly a complete community.

Surrounded by nature and walking trails, Sage Creek attracts all lifestyles. There's a place for virtually everyone at all stages of life. This multi-generational approach ensures that there will always be new life and energy here.

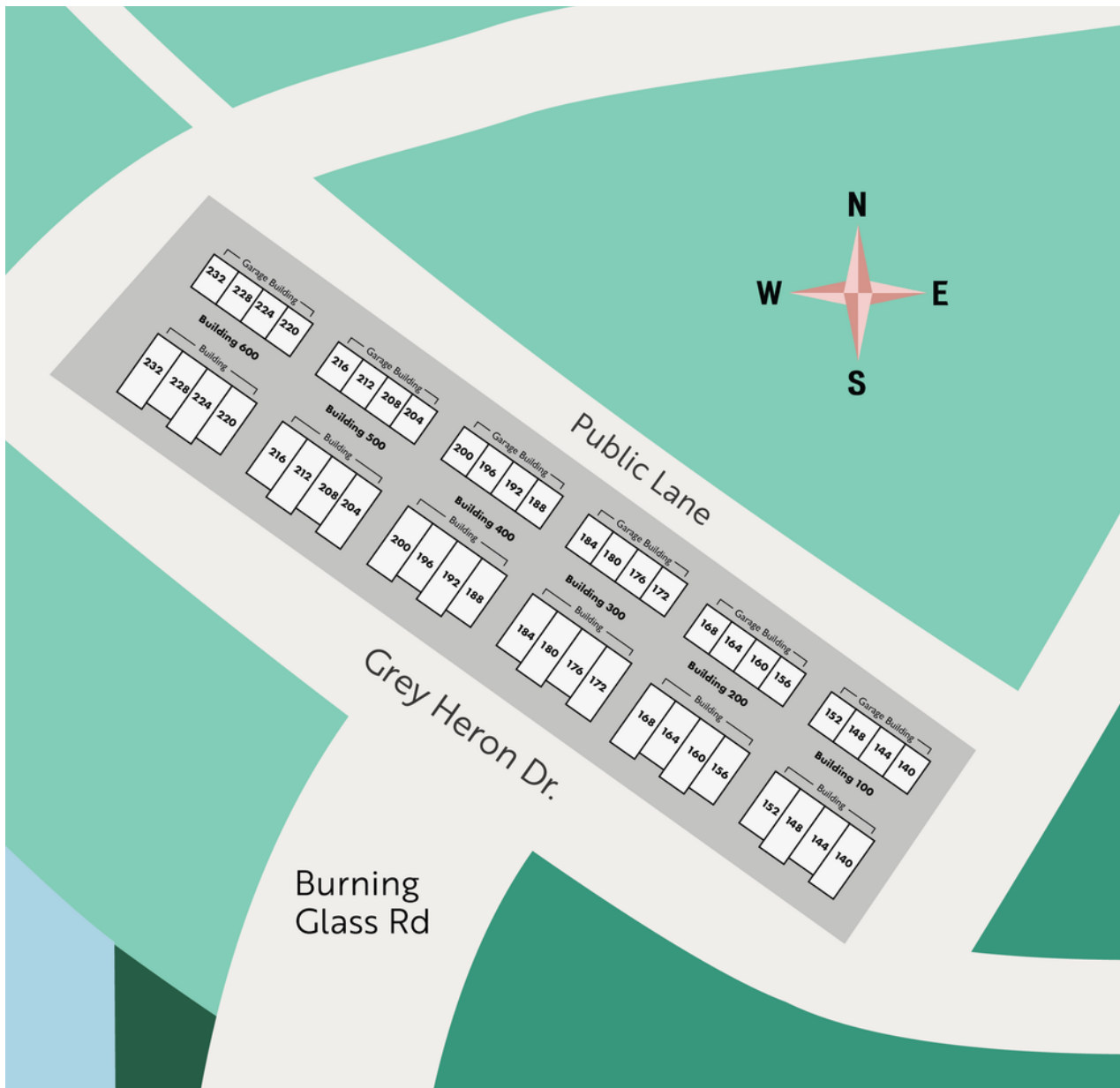
Located in the heart of Sage Creek, Flora Condominiums gives you access to everything that this vibrant neighbourhood has to offer within walking distance.





## Sitemap

Flora consists of six 4-plex buildings for a total of 24 homes.







## Development features

- Open concept main floor with galley style kitchen and large island.
- Large windows allowing plenty of natural light into your home.
- Landscaped front & back yards
- Pet-friendly development so your fur friends are welcome.
- Double detached garage with insulated door
- Unfinished lower level with optional development
- 1-2-5-10 Year New Home Warranty





# FLORA

## Floorplans

12 Dahlia Models & 12 Cardinal Models



Some units may vary. All size and specification subject to change without notice. E&EO



# FLORA

## The Dahlia

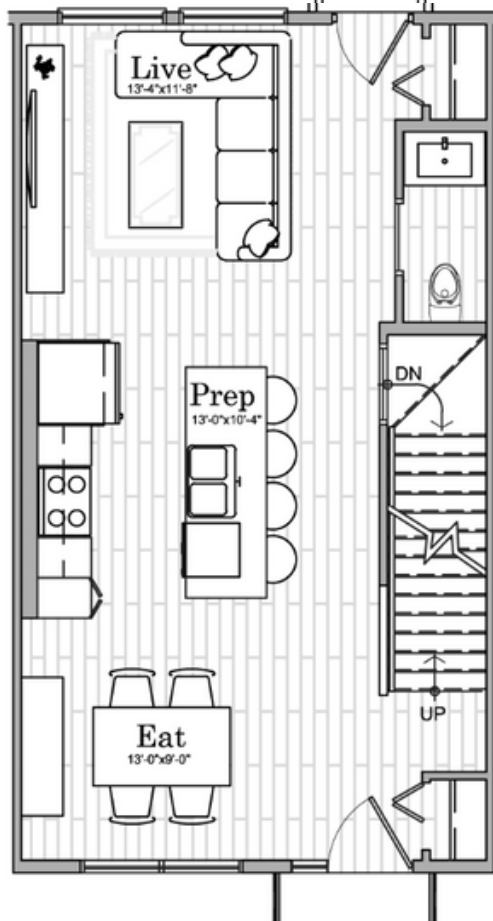
3 Bedrooms

2.5 Bathrooms

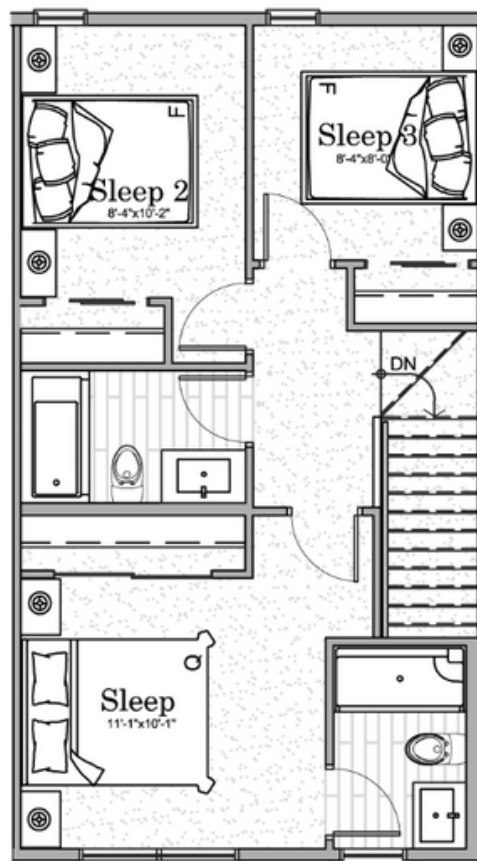
1152 Sqft.



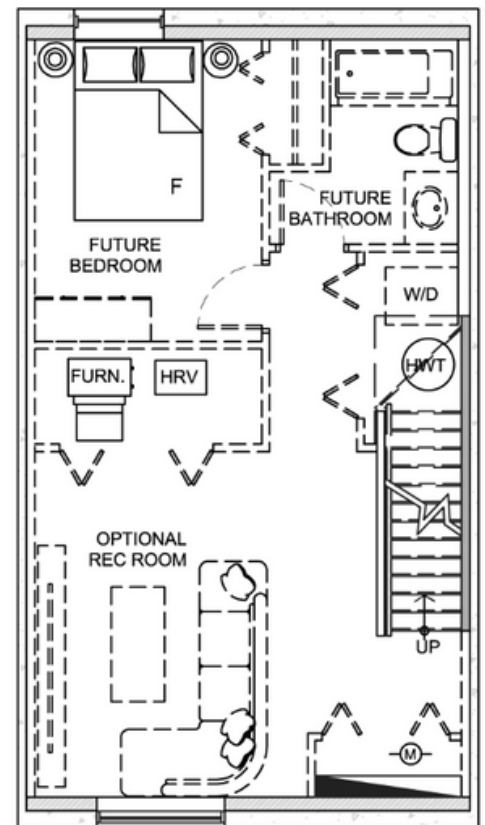
### LEGEND



**MAIN FLOOR**



**SECOND FLOOR**



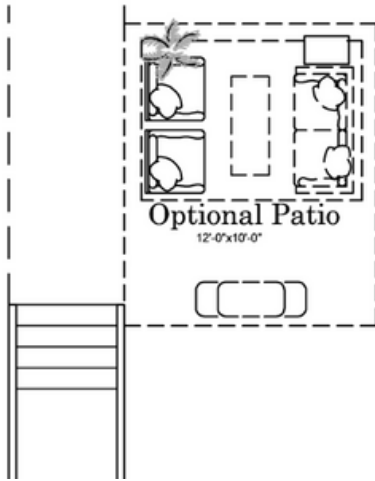
**LOWER LEVEL-  
OPTIONAL  
DEVELOPEMNT**



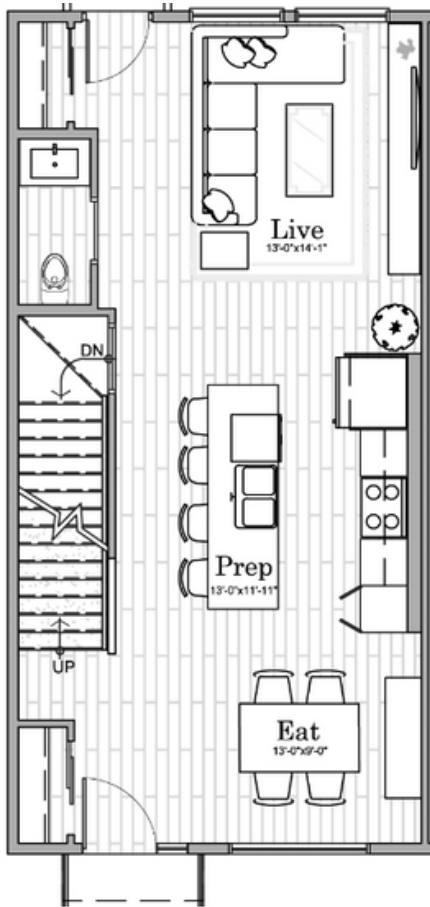
# FLORA

## The Cardinal

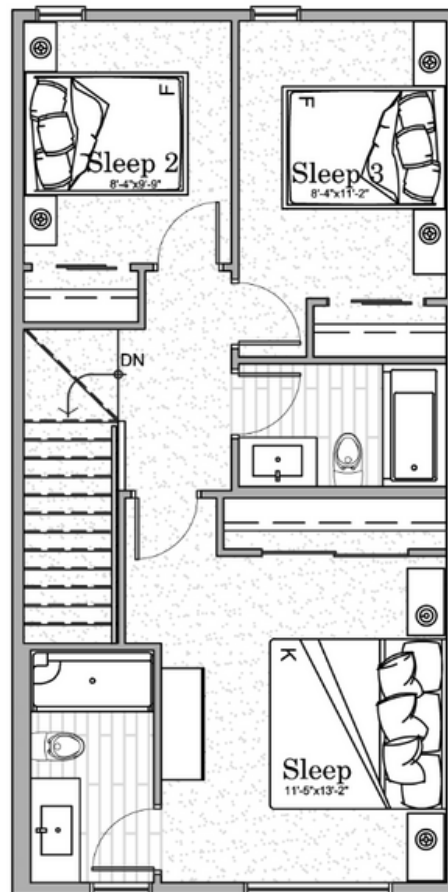
3 Bedrooms  
2.5 Bathrooms  
1296 Sqft.



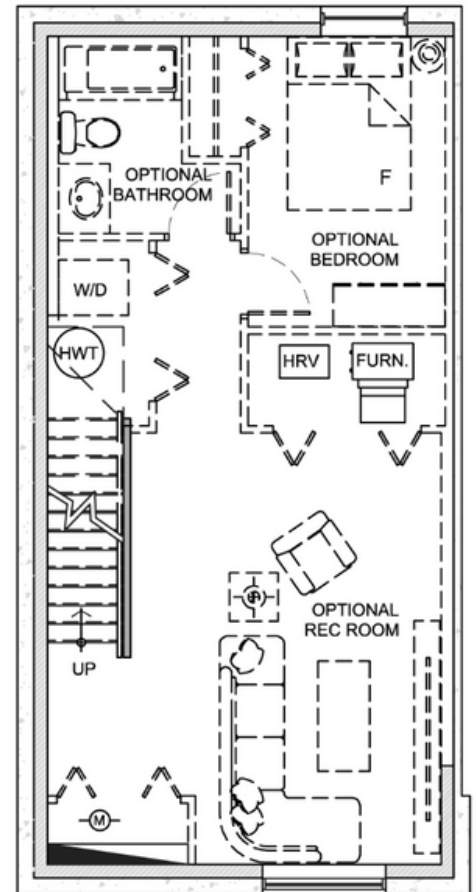
### LEGEND



**MAIN FLOOR**



**SECOND FLOOR**



**LOWER LEVEL-  
OPTIONAL  
DEVELOPEMNT**



# Specifications

## Kitchen Features

- Custom designed Contempra melamine cabinets
- Quartz counter tops in decorative colours
- Double-basin under mount stainless steel sink
- Deluxe single-lever, black finish pulldown faucet

## Bathrooms

- Contempra melamine vanity cabinets
- Quartz counter top in decorative colours
- White, low water consumption flush toilets w/lined tanks
- Undermount sinks
- Black bathroom hardware
- Centrally ventilated to exterior
- One-piece 5' tub in main bathroom
- One-piece 5' shower w/door ensuite

## Drywall & Insulation

- Demising walls are constructed of double stud wall with air space between, two layers of drywall sheathing each side and batt-type sound insulation (STC rating of 66)
- Exterior walls R20 insulation
- R50 loose fill attic insulation
- Caulking applied on top and bottom plates to minimize heat loss and air infiltration
- Electrical pans to minimize draft at electrical outlets through exterior walls
- Insulation stops at cantilevered trusses and minimum 12' heel height where required to accept R50 insulation

## Interior Finishes

- Painted white trim including all baseboards and casings
- 2-panel Masonite passage doors
- Black passage & privacy door levers
- Privacy lock to master bedroom and all bathrooms
- Black bath hardware
- Interior walls painted with primer coat and two finish coats in standard builder colour
- Flat-latex painted ceiling throughout all living areas
- 9 foot (approximately) main floor ceiling height
- Wire shelving in closets

## Laundry Area

- Standard drain and taps for washer-location as per plan
- Exterior dryer vent and dryer outlet-location as per plan

## Floors

- Engineered floor (Web-joist) system
- 23/32" tongue and groove sub floor; glued and screwed down

## Floor Covering Features

- Carpet with 7lb foam underpad – location as per plan
- Luxury vinyl plank flooring with solid core – location as per plan

## Foundation

- Steel reinforced concrete foundation walls supported by steel reinforced concrete piles



# Specifications

## Exterior Features

- Cement board & vertical aluminum siding, brick veneer and stucco
- Pre-finished aluminum fascia, soffits, eavestrough and downspouts
- 20 year manufacturer's warranty against peeling and flaking on pre-finished aluminum
- Triple-pane PVC windows with manufacturer's extended warranty on seal and hardware
- R12 Insulated garage door with Wi-Fi door operator complete with 2 remote controls and wireless keyless entry

## Services & Utilities

- Location of all underground electrical lines, surface transformers and other electrical equipment determined by Manitoba Hydro engineering department.
- Professionally designed land drainage and site services plan

## Site Grading & Landscaping

- Yard, common green space areas to be rough graded as weather permits according to grades set by the Engineer
- Landscaping and common area development as per construction schedule and as weather permits

## Service & Home

- Developer Representative available for support after occupancy
- Online homeowner portal with digital manuals for easy reference
- Pet-friendly; no height or weight restrictions

## Electrical & Mechanical

- Decora light switches and plugs throughout
- Individual suite electrical metering
- Cable ready for Bell MTS & Shaw. Telephone, internet & cable TV outlets, 1 in living room and 1 each bedroom
- Pre-wired for future alarm system
- Hard wired smoke and carbon monoxide detectors
- 220 volt service for stove & dryer
- 60 gallon electric hot water tank
- Shut off valves for all interior taps
- Exterior hose bib at the back of each unit with backyard;
- Gas furnace
- Programmable Thermostat
- Central exhaust system with automatic controls
- Heat Recovery Ventilation System
- Heat Recovery Coil for drain water
- Power vacuum all ducts prior to possession
- Designer LED lighting package (as per plan)

## Wood Framing

- Exterior walls 2" x 6" wood stud framing
- Special attention to seal top and bottom plate to minimize heat loss
- All demising walls between living areas double 2x4 stud walls, sound batt insulation and double layer of type x 5/8" drywall both sides.
- Garage demising walls comprised of 2x4 studs, single layer of drywall both sides.

## Roof

- Engineered roof trusses, 24" o.c.
- Architectural Laminated Shingles with 40 year limited warranty



# Welcome home to Flora

## FLORA

### CONDOMINIUMS



## Sales Team

**Stephanie Childerhose REALTOR®**

Rancho Realty Services (Manitoba) Ltd

**Averie Hill REALTOR®**

Rancho Realty Services (Manitoba) Ltd

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LEARN MORE AT [FLORACONDOS.CA](http://FLORACONDOS.CA)



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DEVELOPMENTS

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