

RIVERSIDE

LIFESTYLE ESTATES



Sutton[®]

SUTTON-HARRISON
REALTY

floor plans

URBAN SOPHISTICATION, RIVERSIDE LIVING

Frequently Asked Questions:

What kind of down payment/progress payments are needed?

A deposit of 10% is required with the offer to purchase (refundable up until conditions are removed). No further progress payments are required, with the remainder of the balance payable on possession.

What are the condo fees?

The anticipated condo fees are \$289 plus hydro, insurance and water. These costs will depend on the unit and its size. We have estimates for each unit that we can provide.

What kind of amenities are in the building?

The roof top patio will be a shared common area for all residents to use. It measures over 5,300 sq feet in size, located on the 5th floor. There will also be a gym on the 5th floor with a games room/meeting room on the 6th floor. Also located on the 6th floor will be a Visitors Suite, which will be managed by the condo board. Great if you have friends and family coming to visit!

Are appliances included?

No, the purchase price does not include appliances. However, we have some local companies who are offering a savings package for this development. Ask your sales agent for more information.

What kind of parking and storage comes with each unit?

Each unit comes with one underground parking space and a storage locker within the building. These are selected on a first come, first serve basis when your offer is written.

How big are the balconies/patios?

The balconies are all 12' deep, but vary in width depending on the unit. You will be able to see the square footage on each balcony in our plans booklet.

Can I have a sunroom instead of an open balcony?

The addition of a sunroom will be available at an additional cost.

What level of finishing will I get in the base price?

We've worked hard to offer a level of finishing that many buyers can be satisfied with. You can view most of the selections available on our "show boards" at the Wheat City Golf Course by appointment. These finishes include quartz counter tops, luxury vinyl plank flooring, quality cabinetry by Horizon Woodworking and more. Custom selections are allowed for a limited time. Check with our sales team to see if this is still an option for you.

Will I be able to hear my neighbours?

The building will be constructed with high quality materials in order to reduce sound and vibrations. This includes concrete floors with steel joists for maximum sound resistance.

What's going on with the club house building?

Plans for the existing building include renovations and an addition to expand the space. We have a lot of exciting commercial opportunities for these spaces.

Will there be an elevator?

Yes, there are 2 elevators located on the East side of the building.

Is this a Life Lease?

No. These units are condos and are for purchase only.

Are these prices GST applicable?

All purchase prices are subject to GST with any available rebates payable to the purchaser.

Are these condos pet friendly?

Yes, at this time we are pet friendly with some restrictions. This will be up to the future condo board on how to manage.

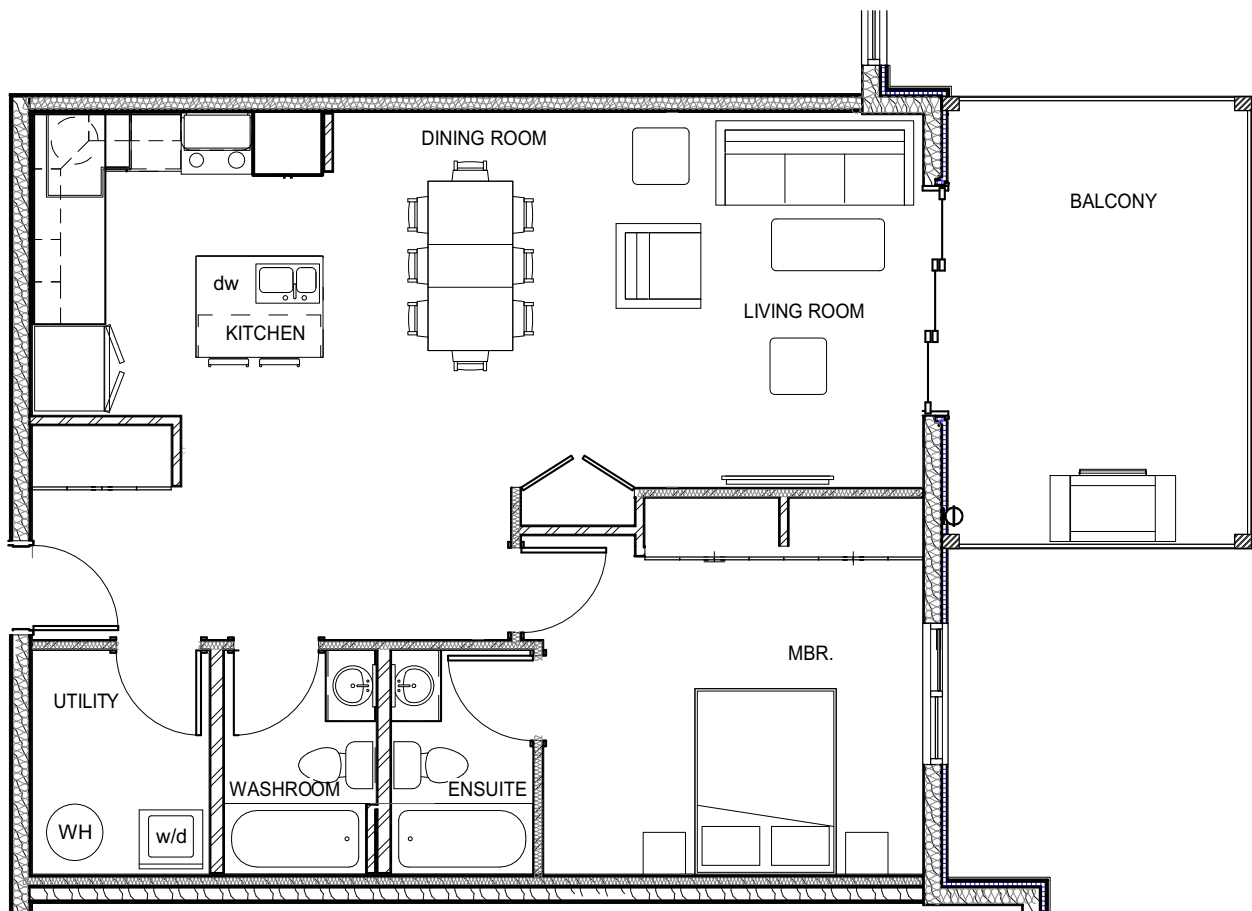
How long until I can move in?

The anticipated possession date is Spring 2022.

What will Phase 2 be like and when will it start?

Phase 2 is located closer to the parking lot South of Phase 1 and will be a smaller building consisting of approximately 17 units. We are concentrating on selling out Phase 1 and likely focussing on the events centre development before starting pre-sales on Phase 2.

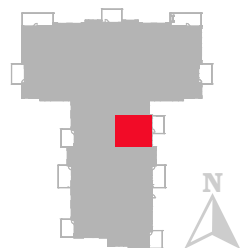
THE RAPID



STARTING AT
\$282,000

EAST VIEW SUITES
307 407 507 607

SQ. FEET: 920 • BEDROOMS: 1 • BATHROOMS: 2
BALCONY SQ FEET: 175





Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

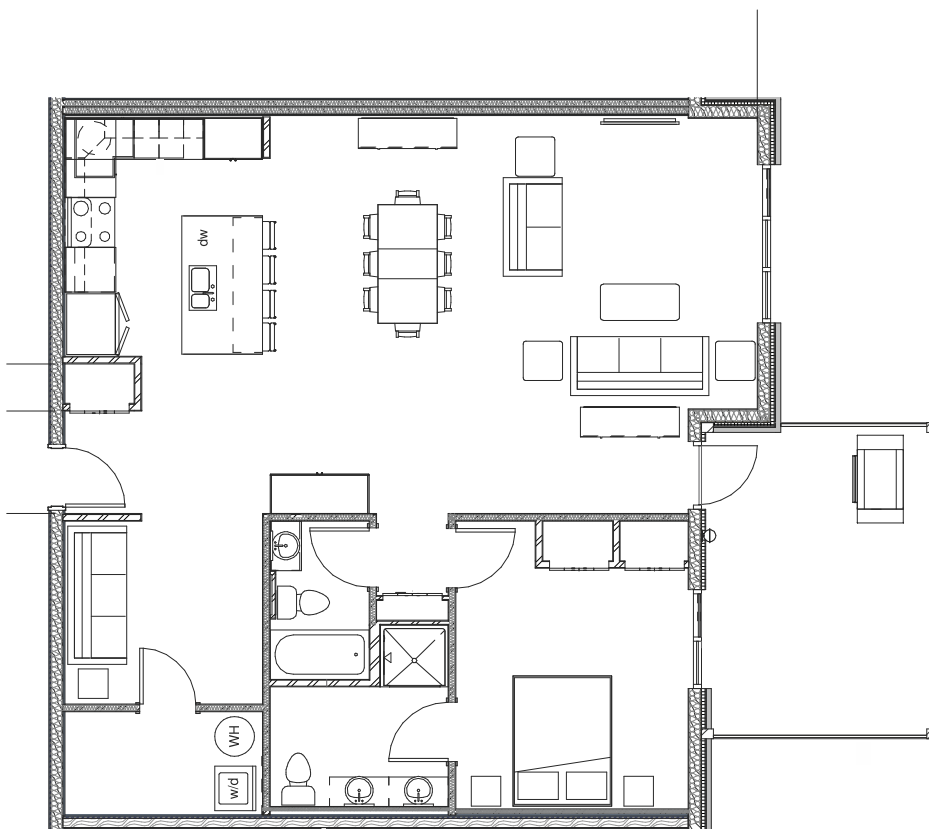
RIVERSIDE

LIFESTYLE ESTATES





THE DOCK

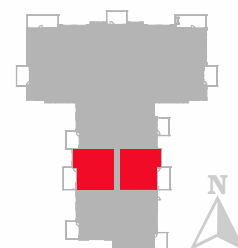


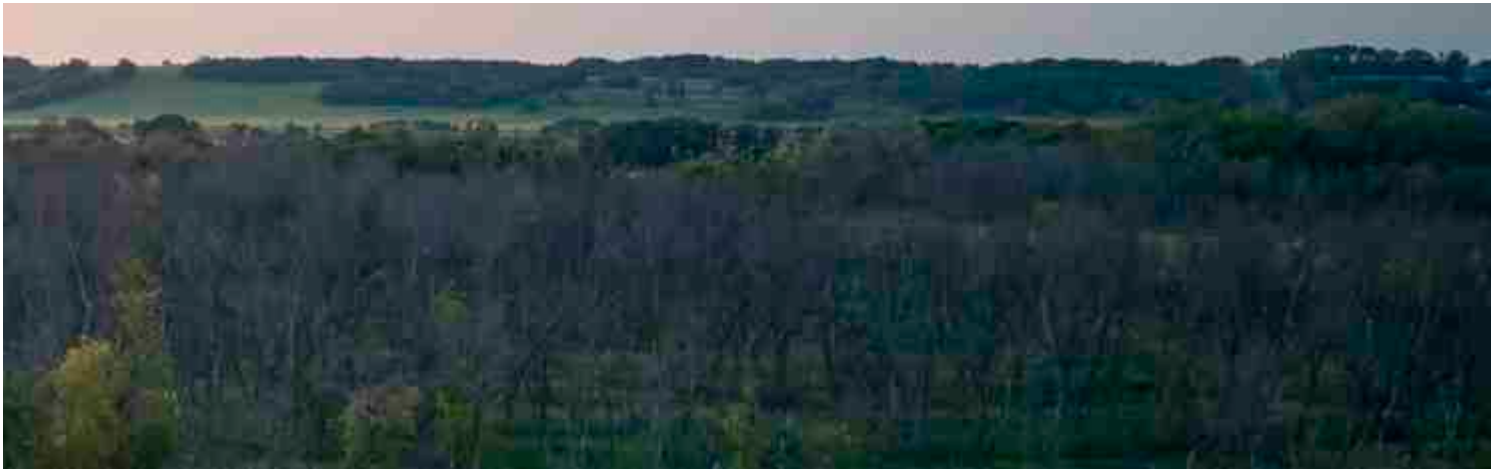
STARTING AT
\$379,000

WEST VIEW SUITES
508

EAST VIEW SUITES
309 409 509 609

SQ. FEET: 1,250 • BEDROOMS: 1 + DEN • BATHROOMS: 2
 BALCONY SQ FEET: 225





Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

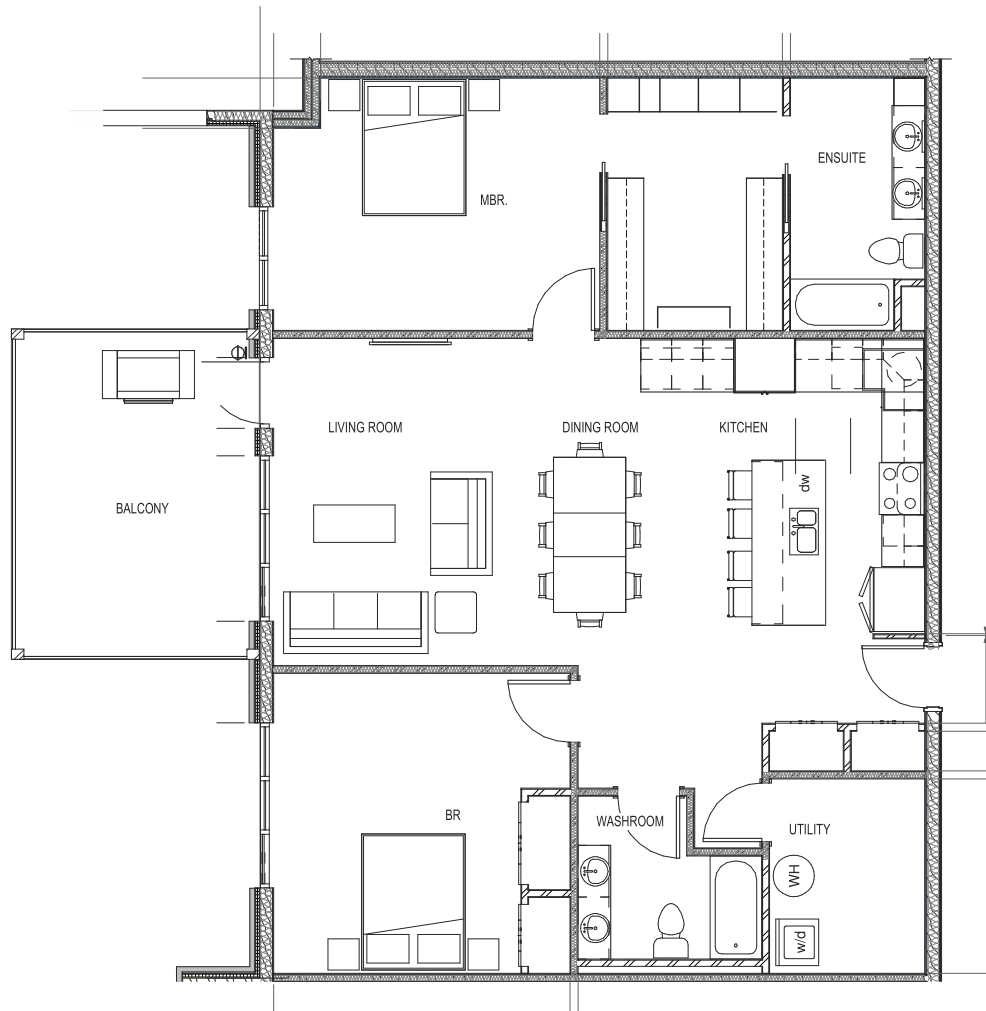
RIVERSIDE

LIFESTYLE ESTATES





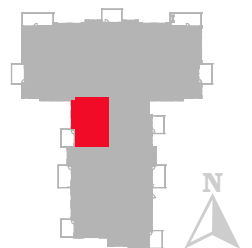
THE COURSE

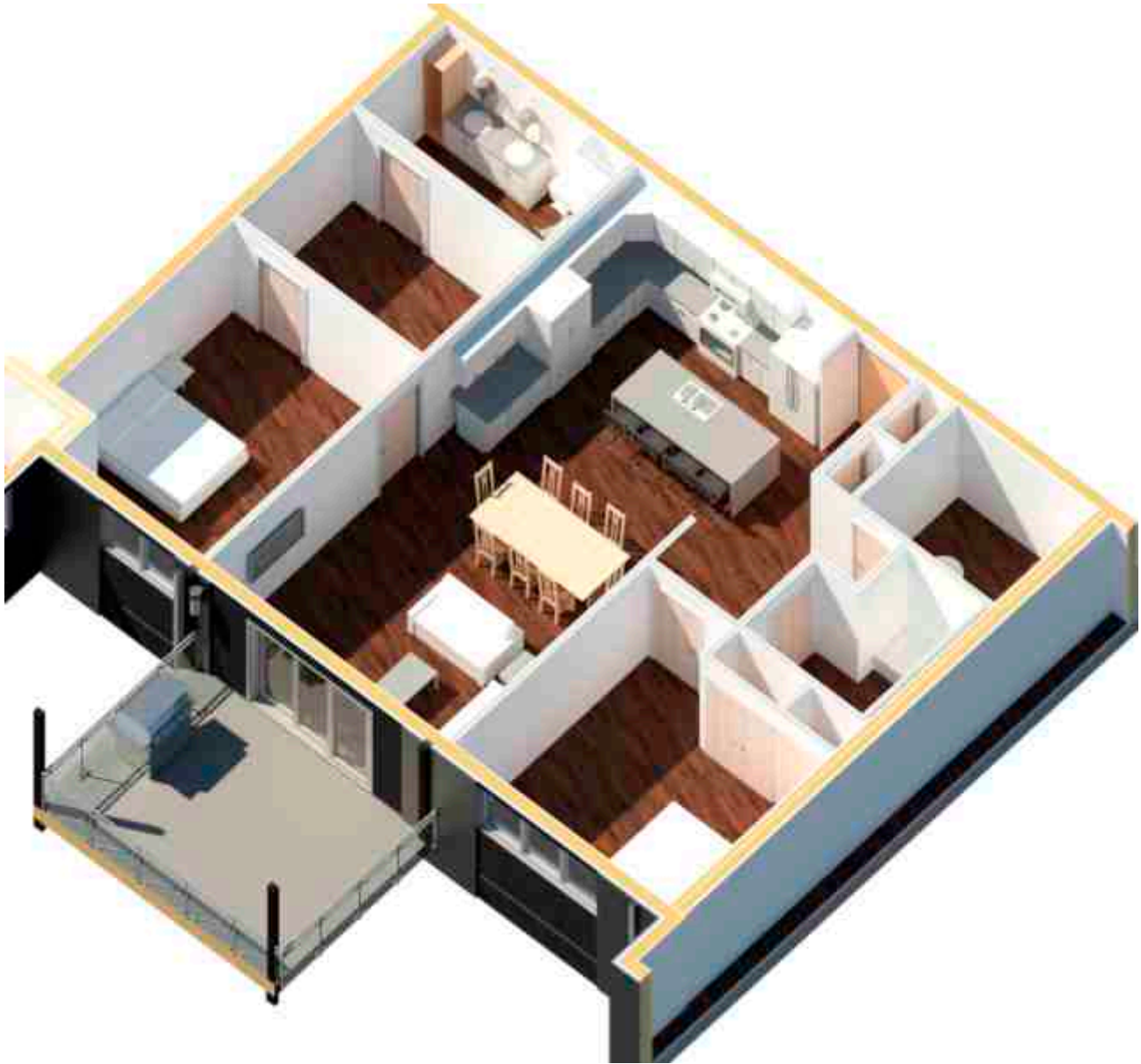


STARTING AT
\$441,000

WEST VIEW SUITES
506

SQ. FEET: 1,442 • BEDROOMS: 2 • BATHROOMS: 2
BALCONY SQ FEET: 178





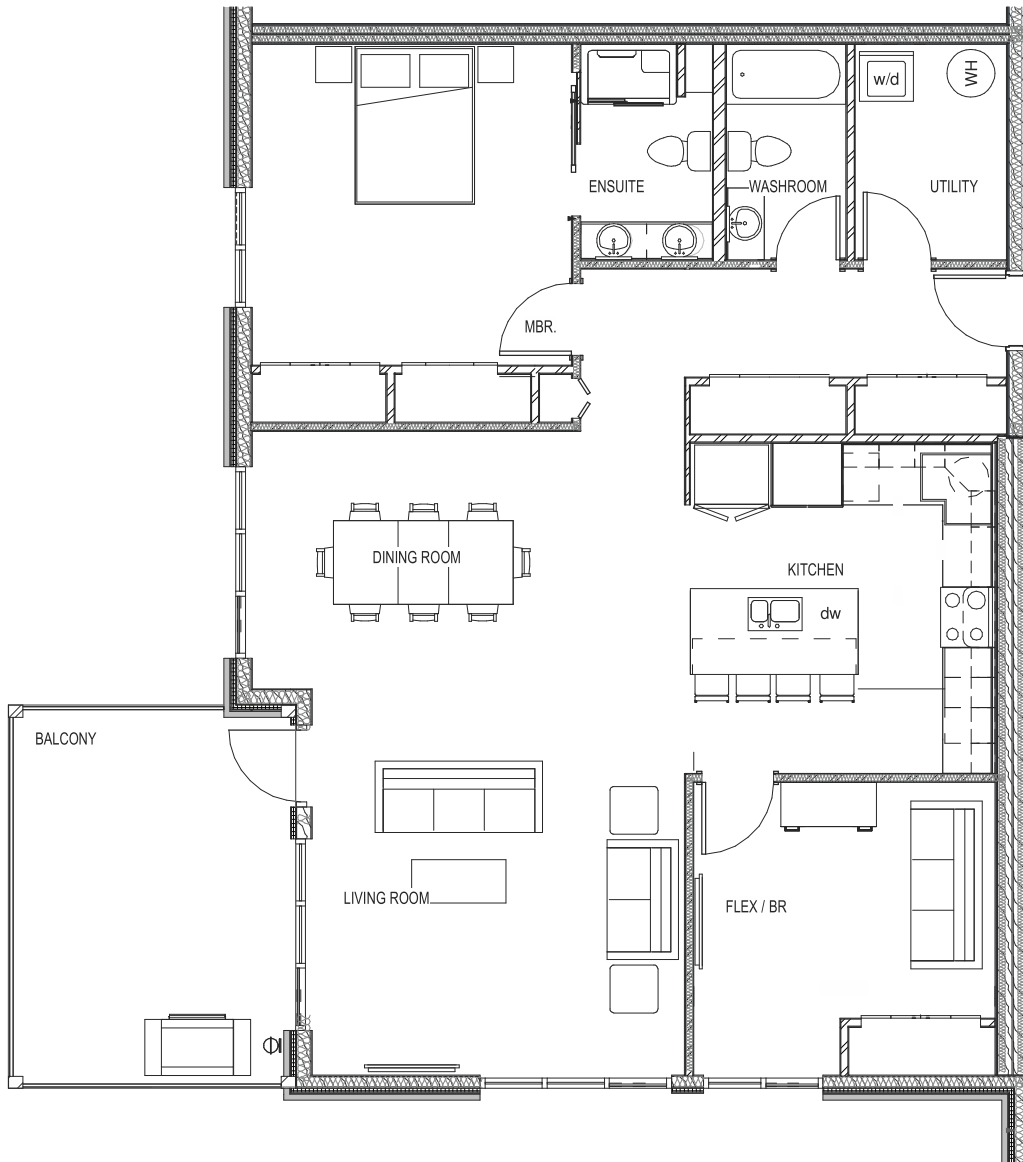
Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

RIVERSIDE

LIFESTYLE ESTATES



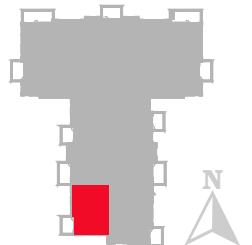
THE STREAM

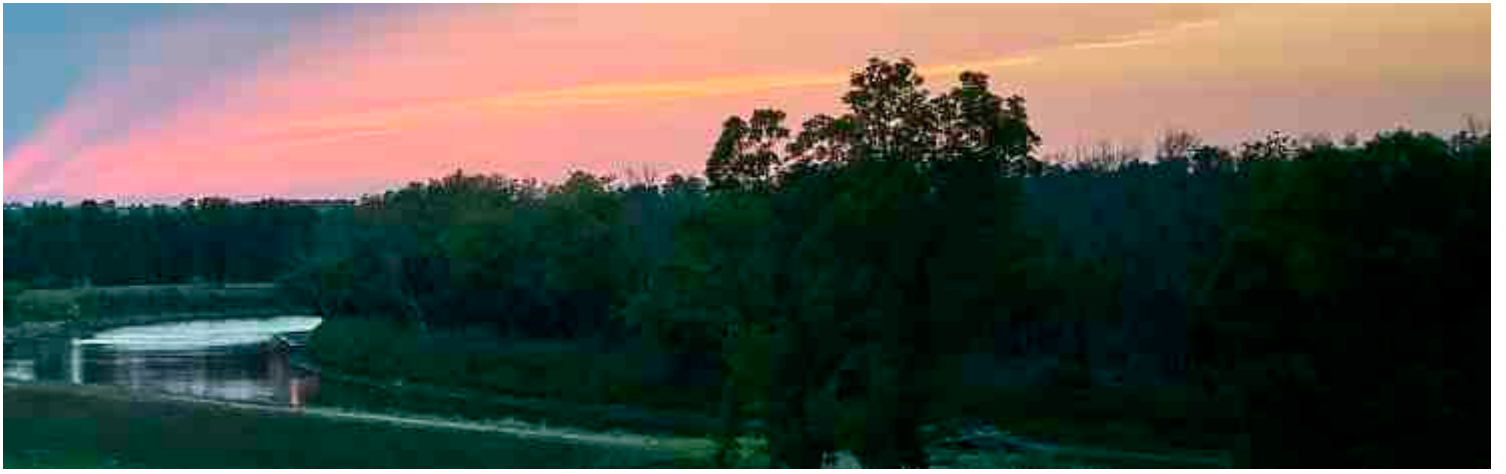


SOLD

SOUTHWEST VIEW SUITES
510

SQ. FEET: 1,419 • BEDROOMS: 2 • BATHROOMS: 2
BALCONY SQ FEET: 181





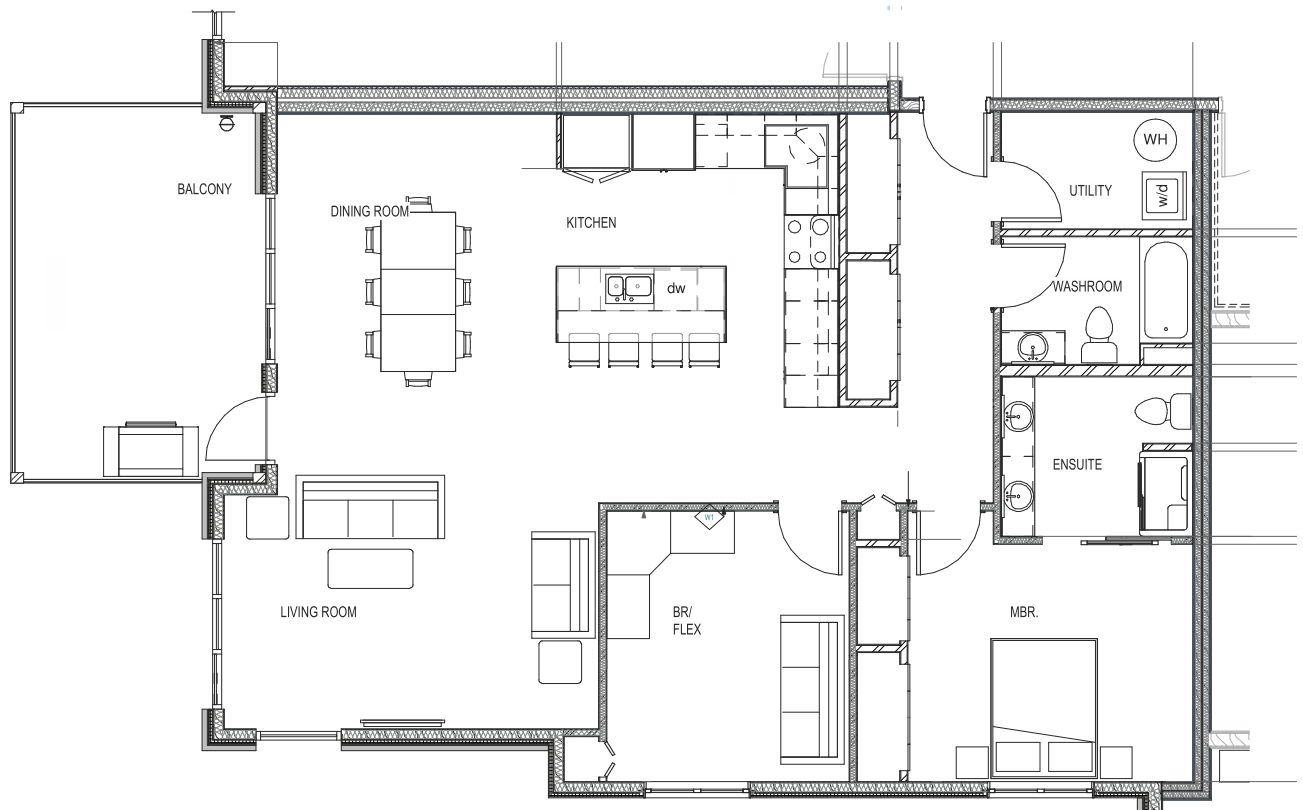
Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

RIVERSIDE

LIFESTYLE ESTATES



THE BROOK

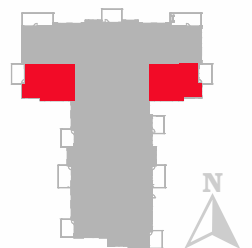


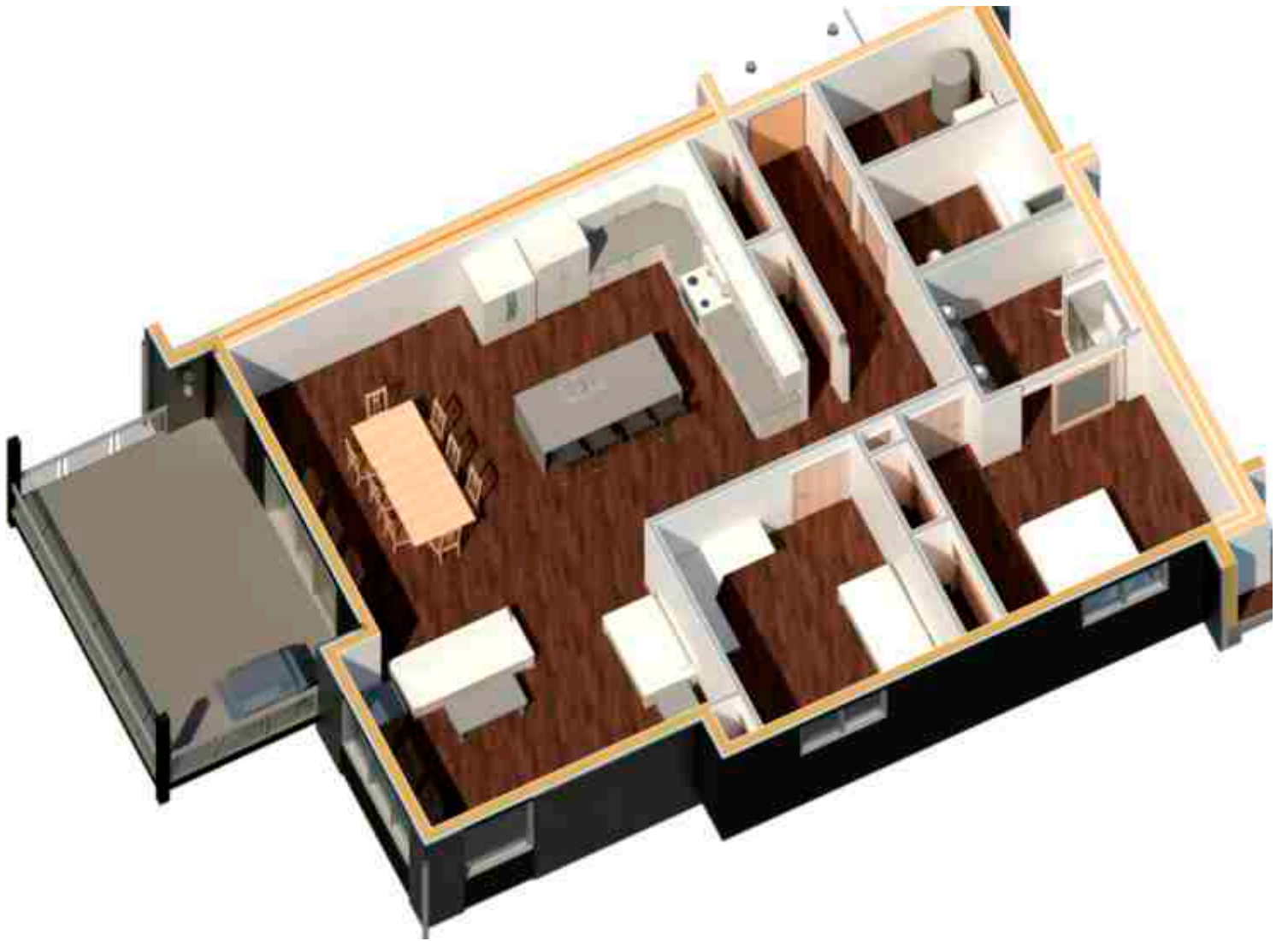
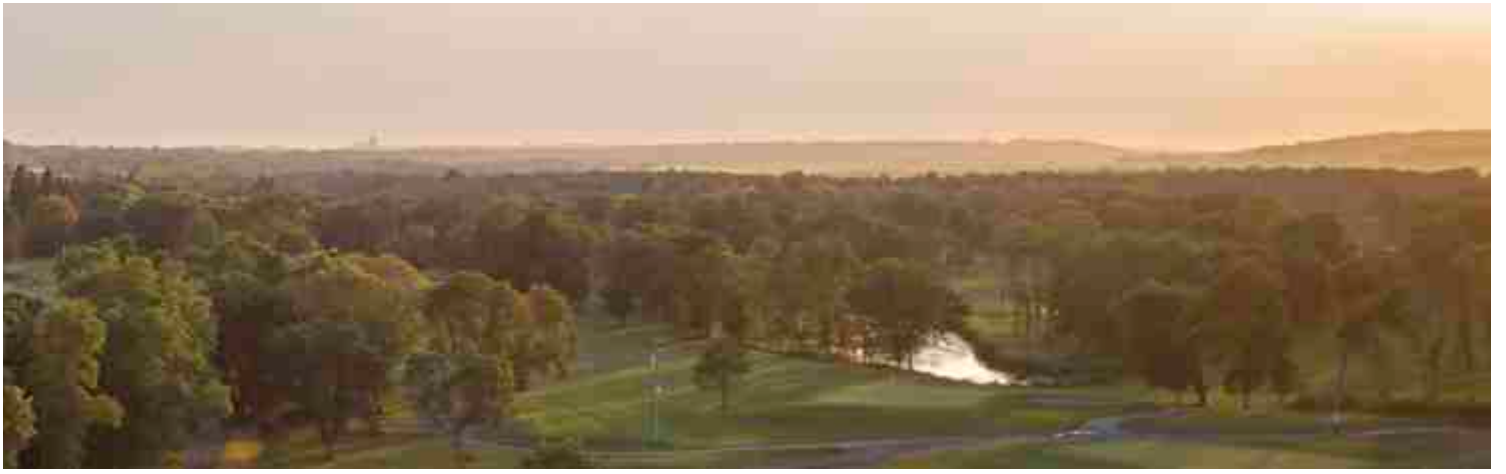
STARTING AT
\$447,000

WEST VIEW SUITES
105 205 305 405

EAST VIEW SUITES
101 201 301 401

SQ. FEET: 1,460 • BEDROOMS: 2 • BATHROOMS: 2
BALCONY SQ FEET: 209





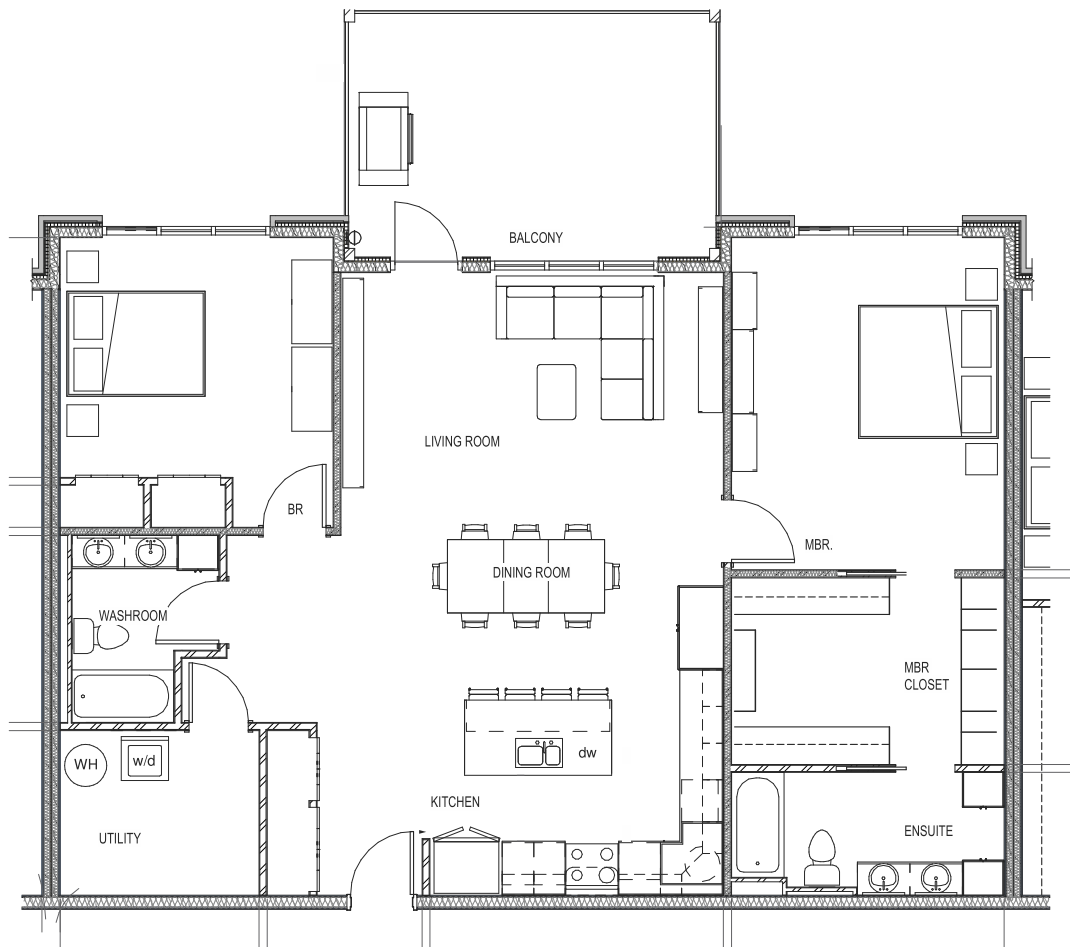
Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

RIVERSIDE

LIFESTYLE ESTATES



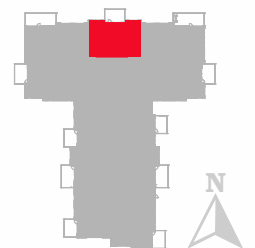
THE DRIFT

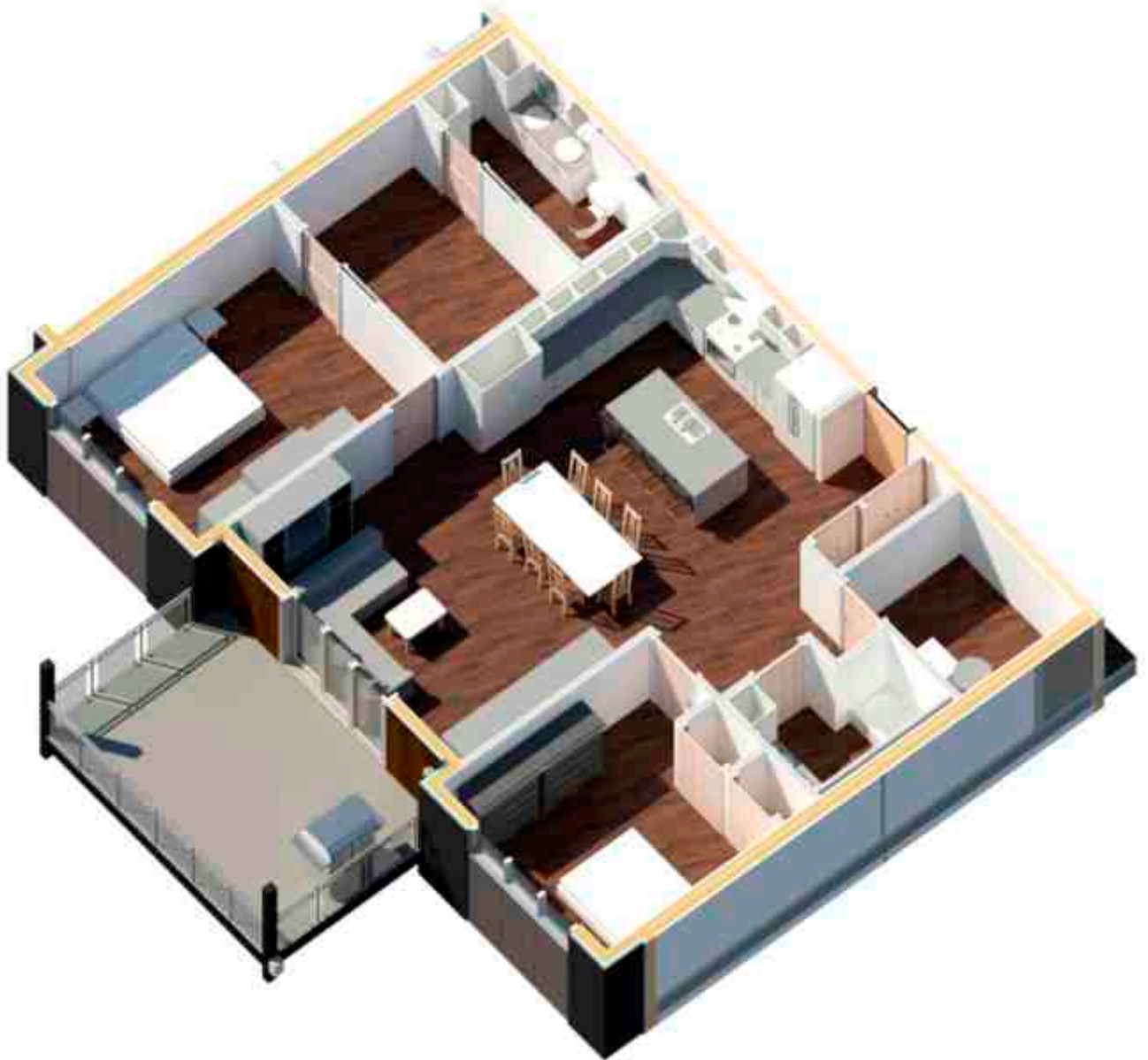


STARTING AT
\$449,000

NORTH VIEW SUITES
103 203 303 403

SQ. FEET: 1,465 • BEDROOMS: 2 • BATHROOMS: 2
BALCONY SQ FEET: 208





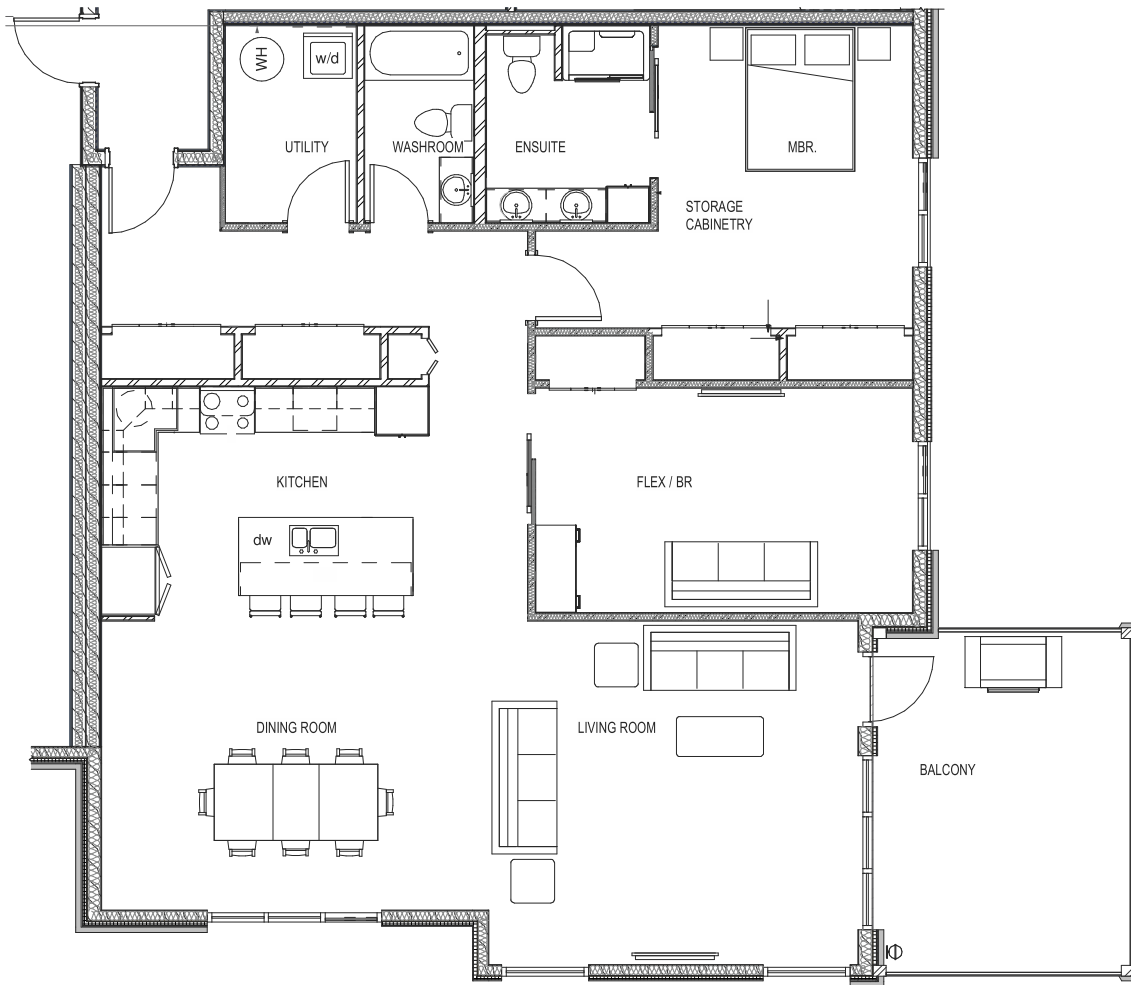
Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

RIVERSIDE

LIFESTYLE ESTATES



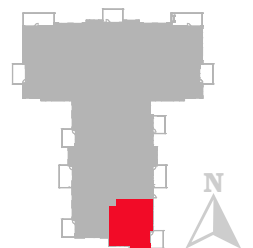
THE BEDROCK

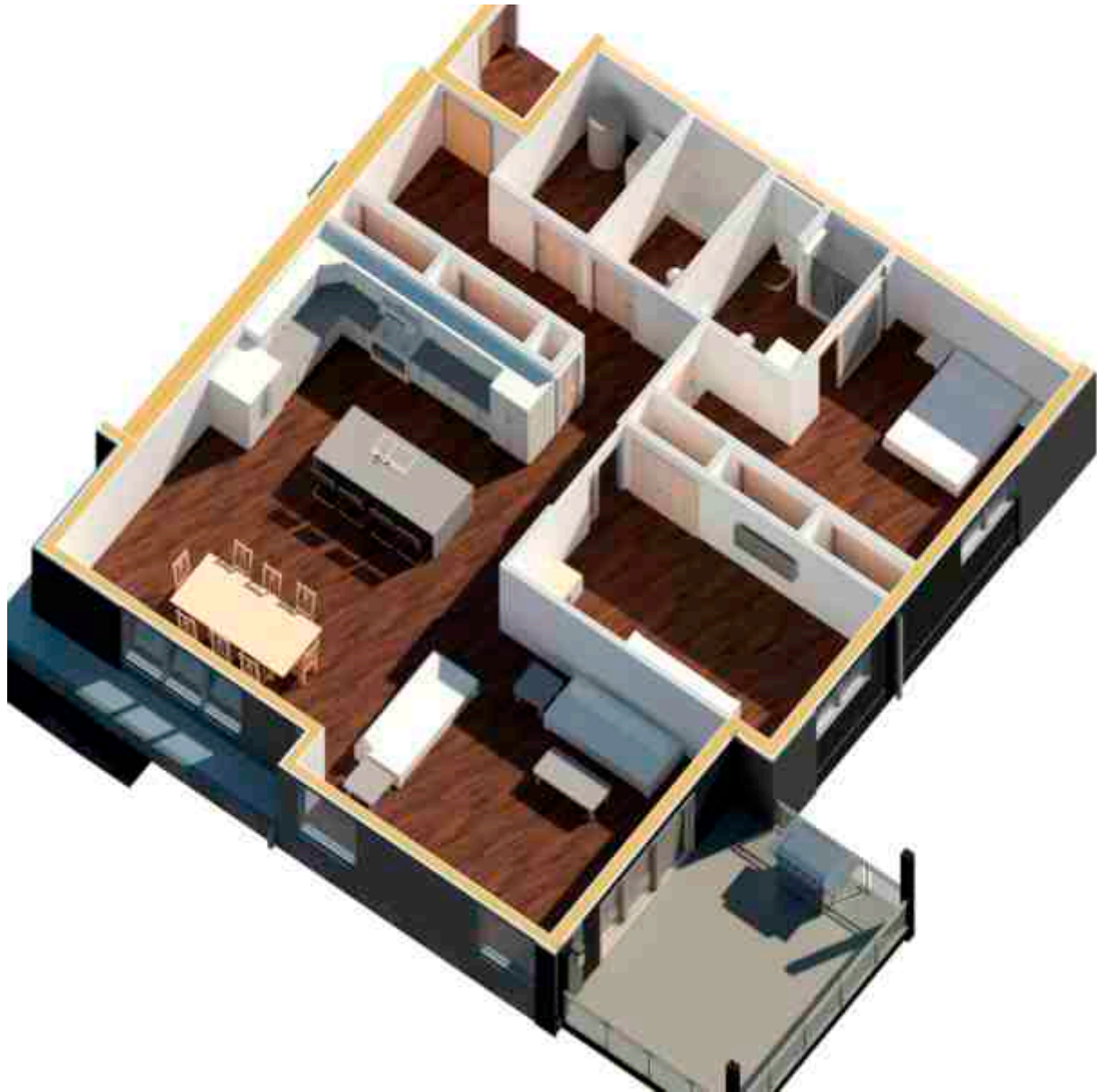


STARTING AT
\$487,000

SOUTHEAST VIEW SUITES
311 411 511 610

SQ. FEET: 1,602 • BEDROOMS: 2 • BATHROOMS: 2
BALCONY SQ FEET: 181





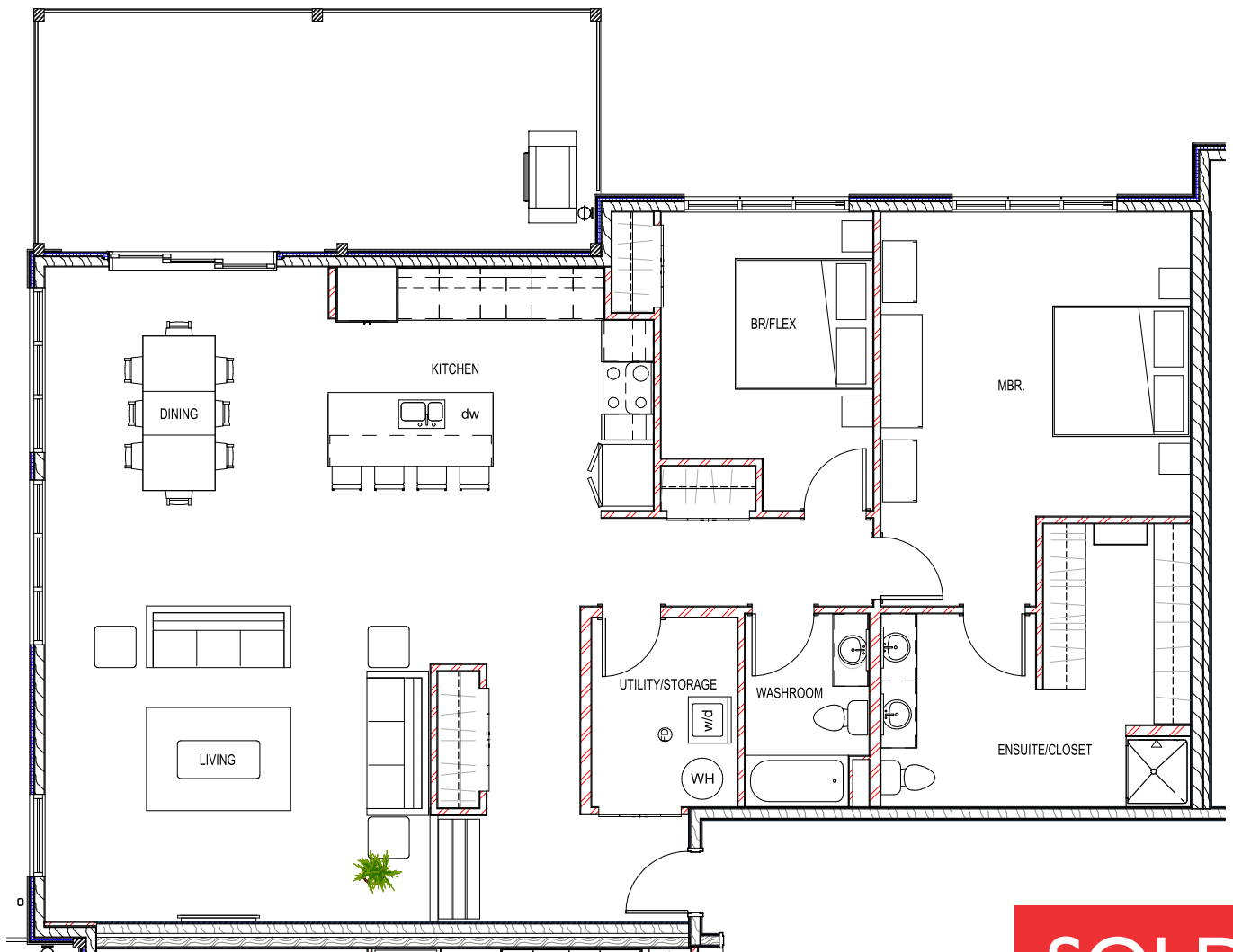
Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

RIVERSIDE

LIFESTYLE ESTATES



THE BANKS

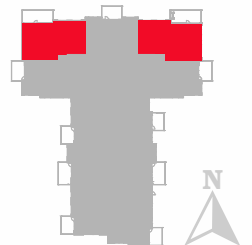


SOLD

NORTH WEST CORNER SUITES
104 204 304 404

NORTH EAST CORNER SUITES
102 202 302 402

SQ. FEET: 1,829 • BEDROOMS: 2 • BATHROOMS: 2
BALCONY SQ FEET: 312





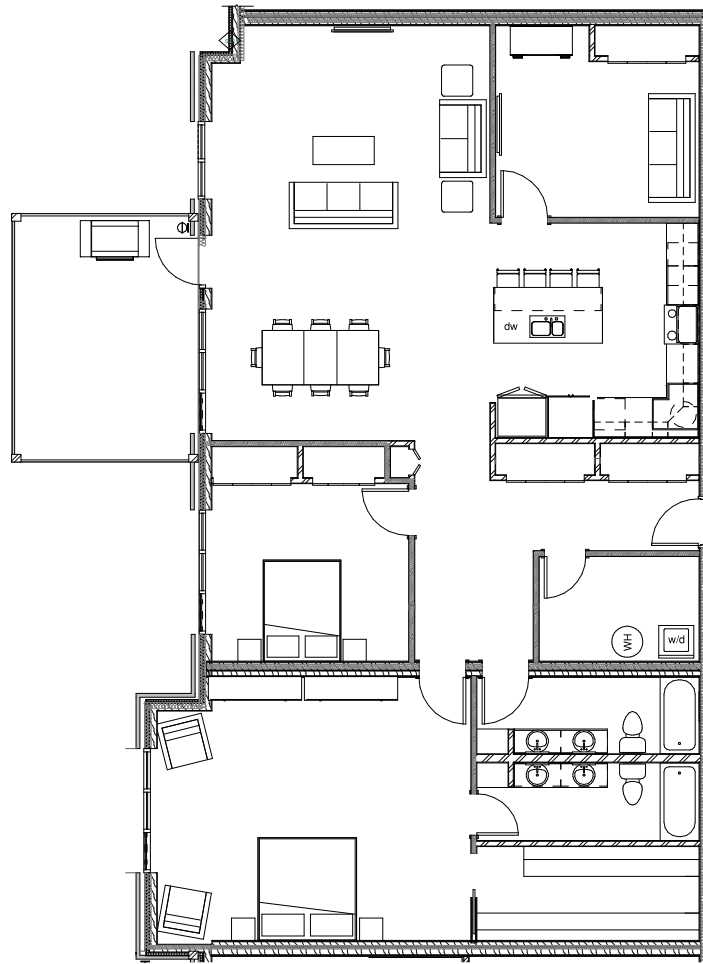
Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

RIVERSIDE

LIFESTYLE ESTATES



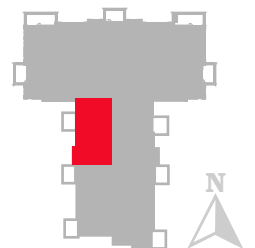
THE HORIZON

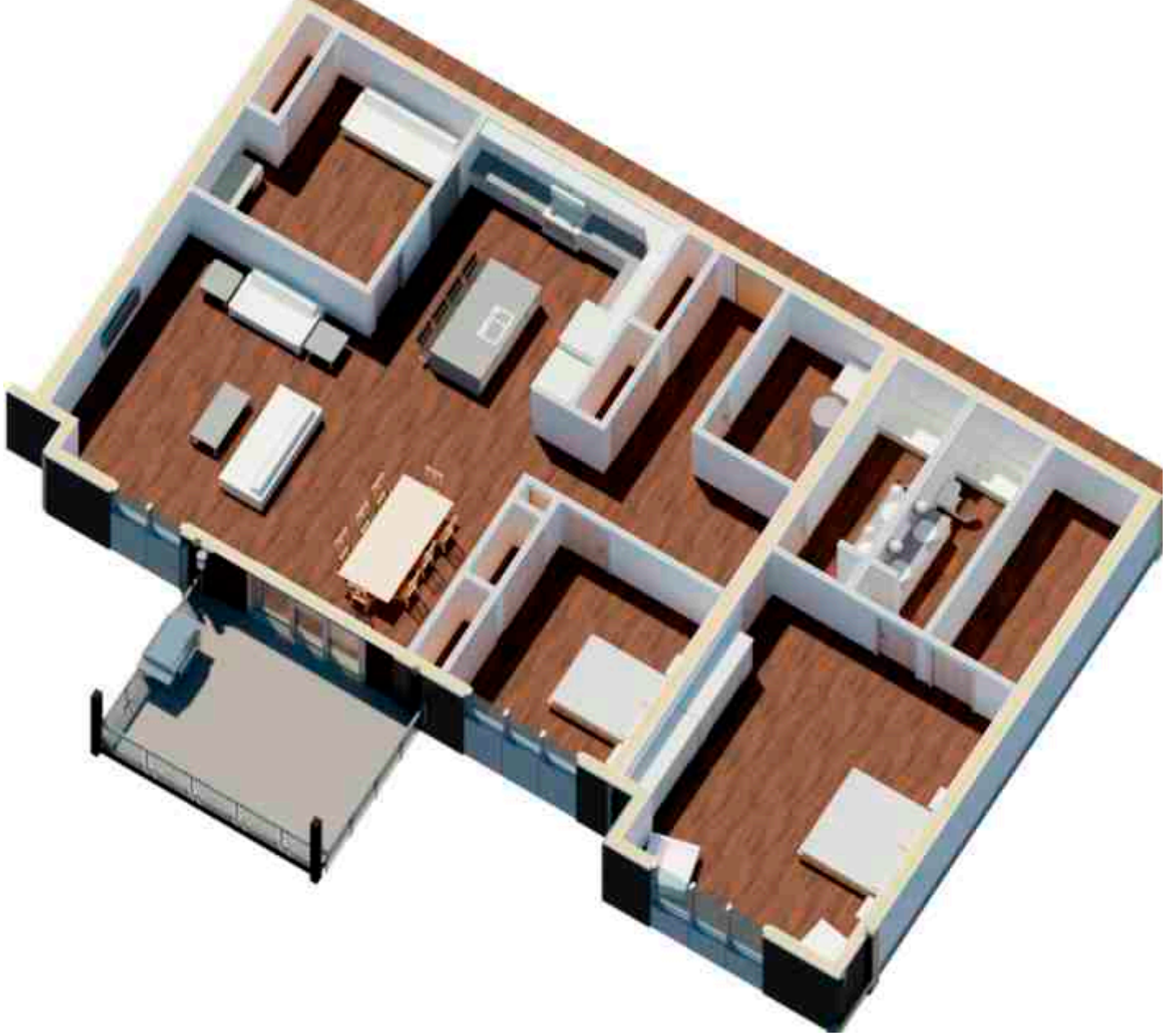
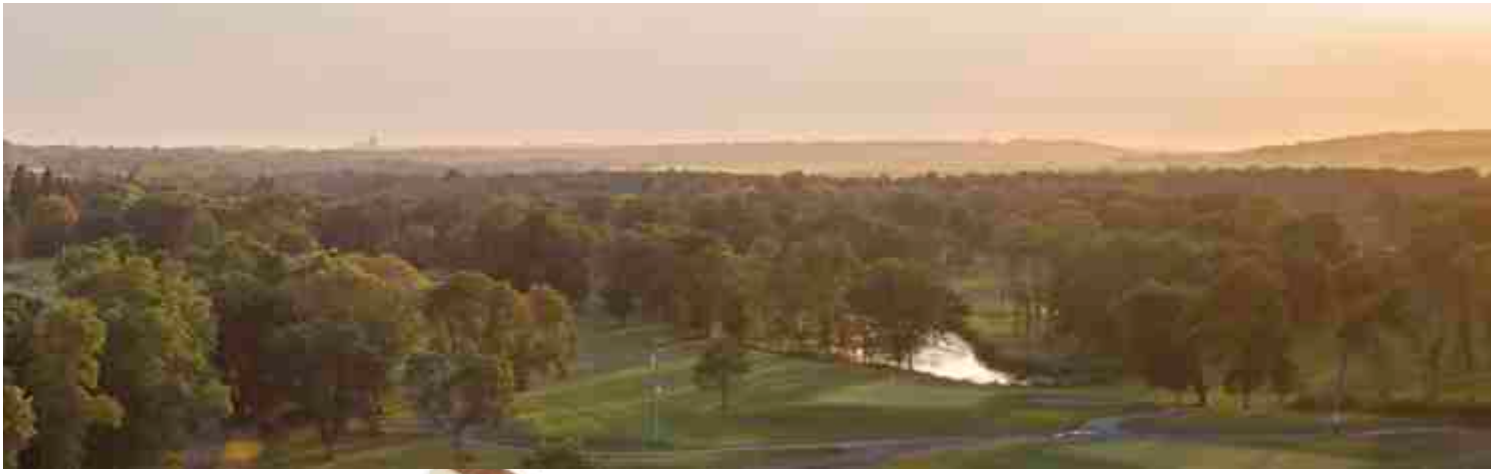


STARTING AT
\$616,000

SOUTHWEST VIEW SUITE
306 406 606

SQ. FEET: 2,028 • BEDROOMS: 2 • BATHROOMS: 2
BALCONY SQ FEET: 181





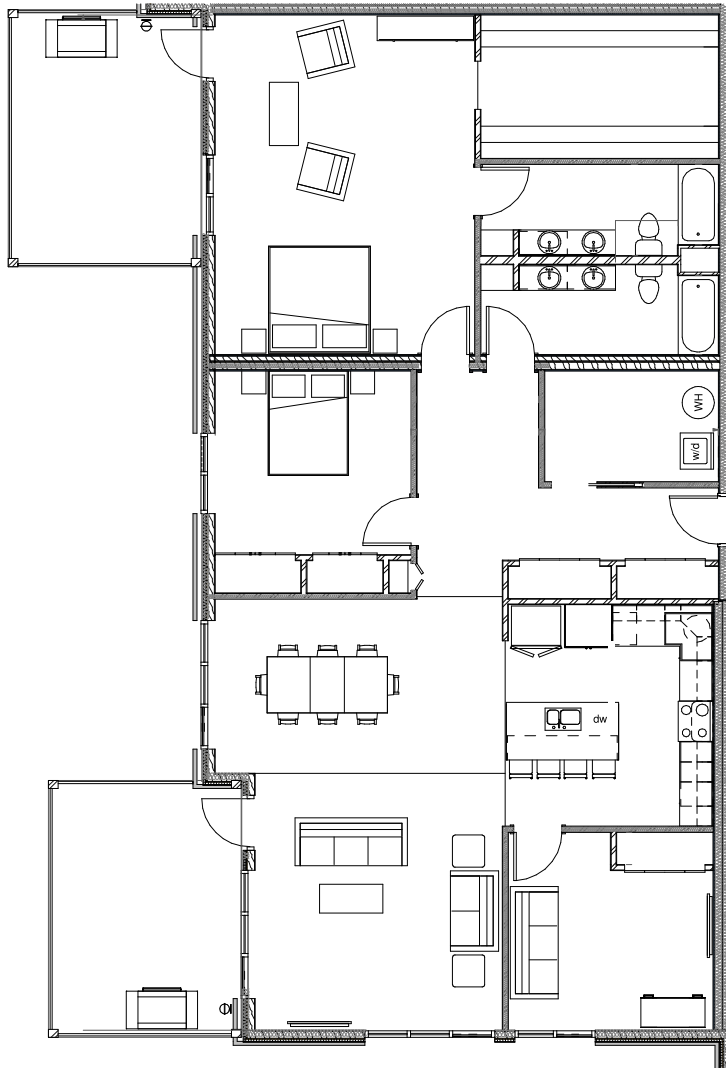
Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

RIVERSIDE

LIFESTYLE ESTATES



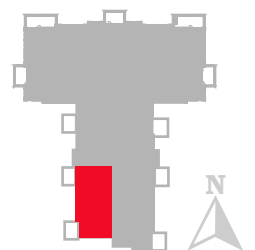
THE SKYLINE

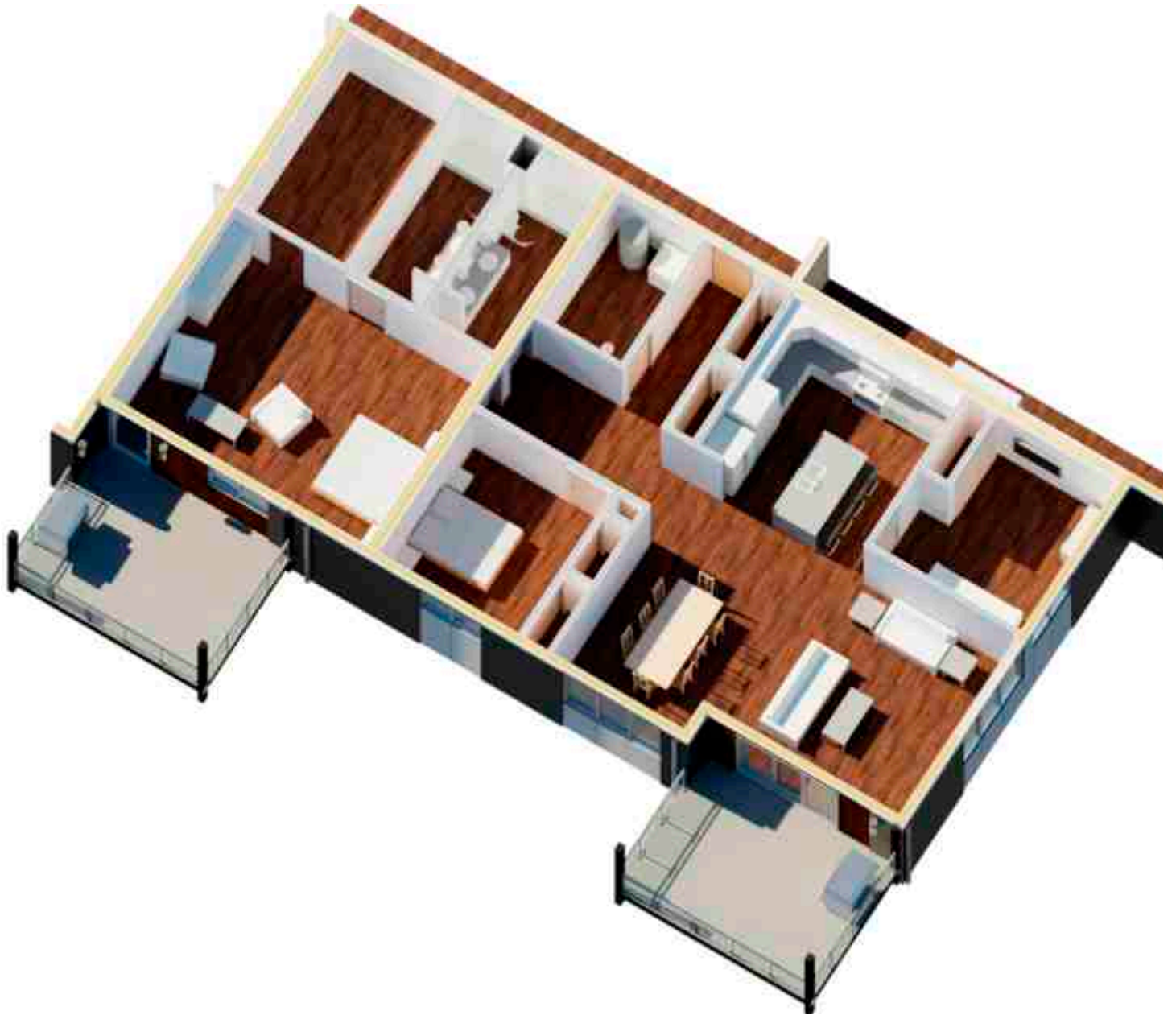


STARTING AT
\$644,000

SOUTHWEST VIEW SUITE
308 408 608

SQ. FEET: 2,075 • BEDROOMS: 2 + 1 FLEX • BATHROOMS: 2
BALCONY SQ FEET: 181 + 225





Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

RIVERSIDE

LIFESTYLE ESTATES





NORTH



WEST





EAST



SOUTH



Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

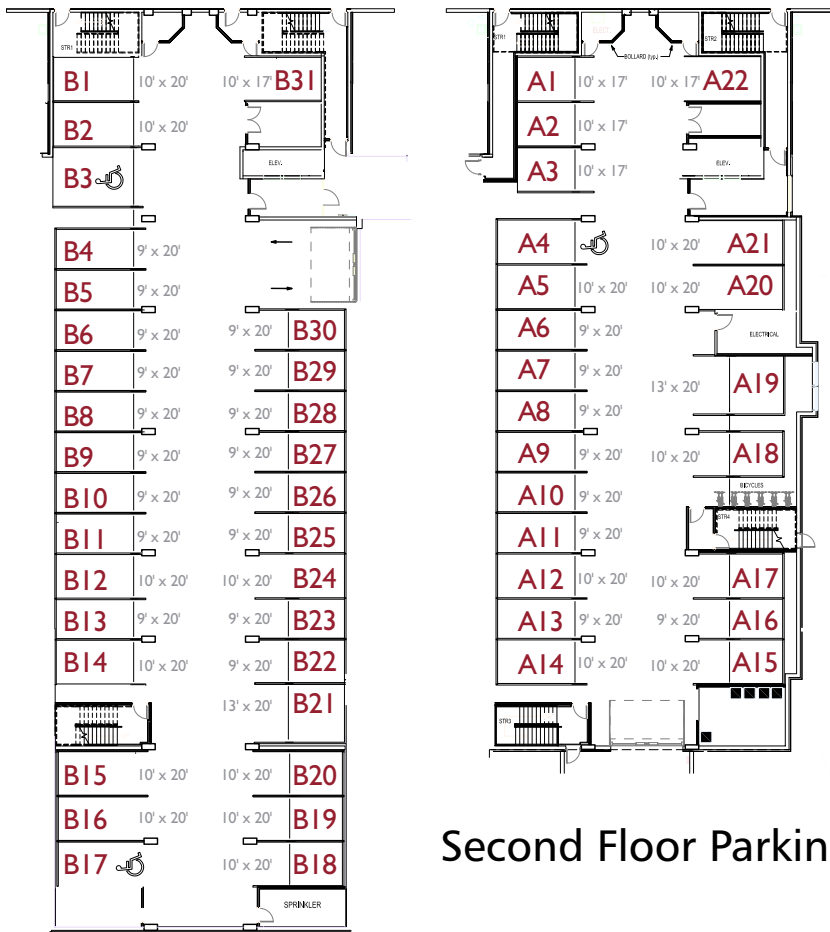


RIVERSIDE

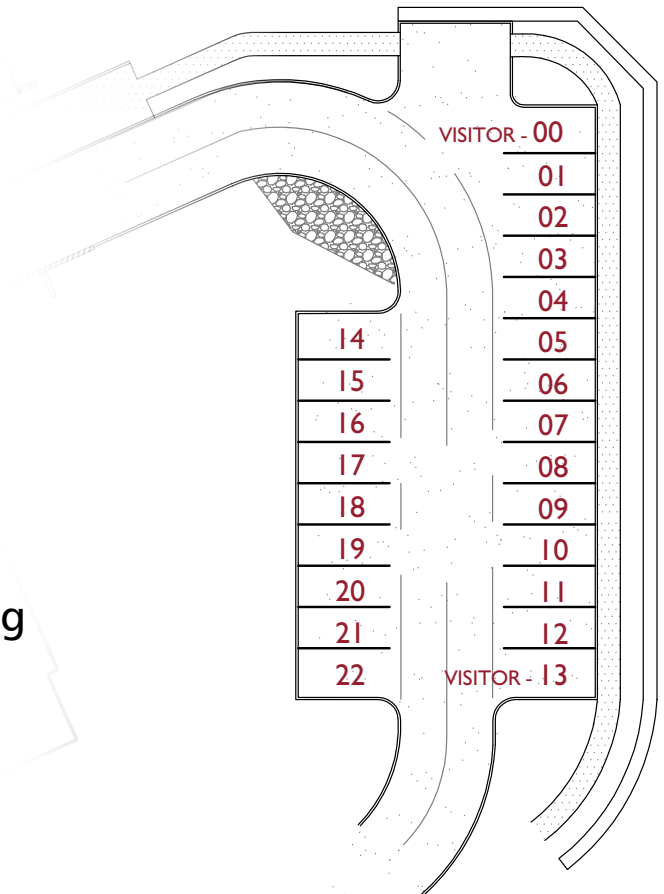
LIFESTYLE ESTATES

INDOOR PARKING

OUTDOOR PARKING



Second Floor Parking



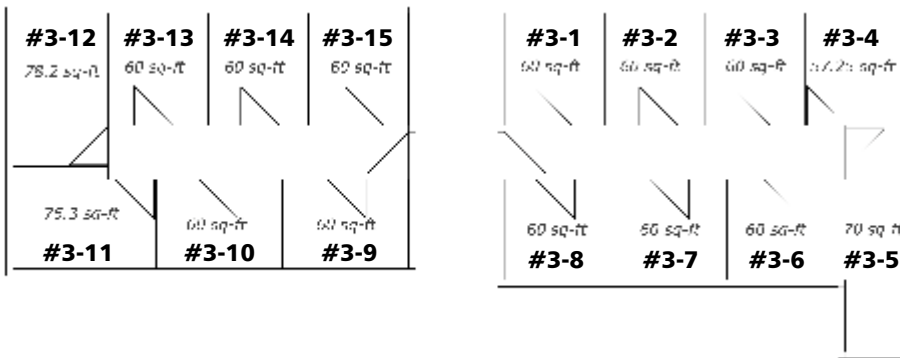
First Floor Parking
Lower Level

Floor plans, renderings and measurements in this booklet are approximate, are for illustrative purposes and are subject to change. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plans, renderings and measurements represented here.

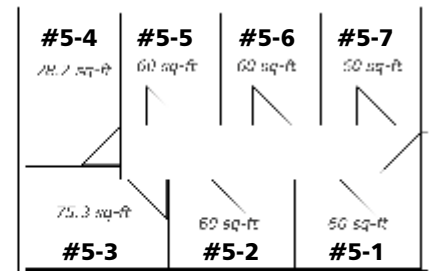


STORAGE UNITS

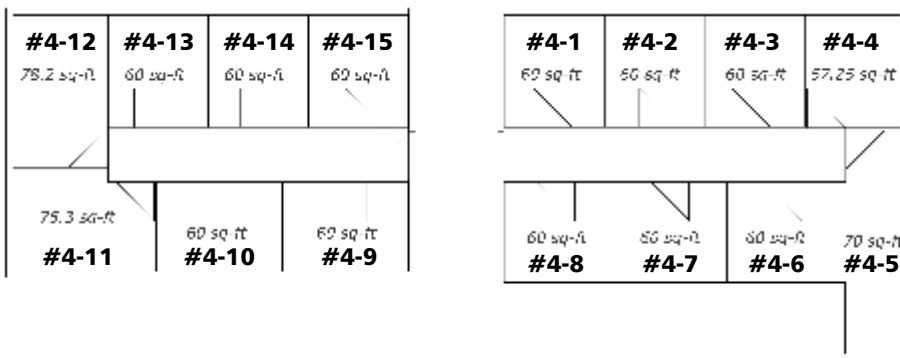
3rd Floor Storage Units



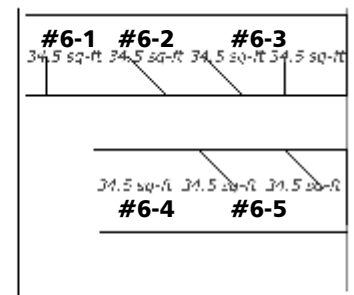
5th Floor Storage Units



4th Floor Storage Units



6th Floor Storage Units





Highlight Features

Riverside Lifestyle Estates is a development designed to appeal to all age groups who enjoy lifestyle living. Whether you're in retirement mode, empty nesters or young professionals, our development is perfect for you.

We are conveniently located within Brandon city limits in a full country setting. Steps away from golfing, fishing, trails, tennis and an arena while only minutes away from health care, shopping and entertainment.

Our energy efficient building design and construction exceeds the new Manitoba Energy Code by utilizing the most advanced construction materials and methods available.

Our phase 1 building offers 41 units consisting of 10 different floor plans ranging from 900 sq ft up to over 2,000 sq ft.

Each unit comes with a private oversized balcony to enjoy.

Our building design boasts 2 levels of heated indoor parking with one space allocated for all owners as part of their suite purchase. Additional indoor storage is also allocated per suite.

Our phase 1 building amenities will include a fabulous roof top patio, a workout room, a meeting room and a guest suite.

We are wheel chair accessible with two elevators to use.

At this time due to our lifestyle living atmosphere we are promoting a responsible pet friendly development. This feature will be managed by the condo association that gets formed.

Our phase 1 building is situated approximately 100 ft from the Assiniboine River. Our elevation 100 is several meters above the highest recorded water level.

The river bank will be in its full natural state and there for all to

safely enjoy. There is a public boat launch just down the street at the park.

Each suite will be hard wired for cable, telephone and internet with various upgrade options to be included in our Interiors design section.

The building will come with a full security system.

The builder is planning to offer 1 year warranty on building materials and a 5 year National Home Warranty plan as part of our contractor, Horizon Builders Ltd warranty package.



Building Specifications

FOUNDATION

Driven concrete piles, approximately 35-40 feet below ground level providing a solid base for construction. These will virtually eliminate movement or settlement in the structure.

High strength, reinforced concrete grade beams below the perimeter of the building. The beams combined with the piles will provide an extremely strong and stable foundation.

Concrete floors, reinforced with steel as per plans (4", 5" & 6" in thickness). Provides a solid base to build upon.

Steel Floor joists / "Hambro system". The Hambro system is considered to be the best flooring system on the market and will yield the quietest floors with little to no vibration.

WALL SYSTEMS

Exterior walls will be wood framed with 2x8 for lower levels and 2x6 for upper levels. We will be using the highest quality fiberglass insulation in the wall cavities complimented by rigid insulation on the exterior. This will yield a strong wall system with higher R values which will deliver lower energy costs.

The exterior walls will be a combination of a modern masonry product combined with pre-finished sidings. Our goal is to have a fantastic looking building that will ultimately be maintenance free for both short and long term. This will result in lower reserve fund fees.

ROOF SYSTEM

Our roof system will be a manufactured wood truss product as per the plans. The shingles will be 35 year high quality asphalt.

INSULATION

All insulation levels in all areas will meet or exceed the most recent edition of the national energy code to ensure more efficient heating in the winter and cooling in the summer.

ELECTRICAL

All electrical work will be done using highest standards possible in accordance with Manitoba Hydro specifications.

Heating and power will be part of your monthly condo fees.

The building will use LED lighting to maximize lighting and efficiencies throughout.

A full security system will be

installed which includes fire alarms and sprinklers as per the most advanced building codes.

MECHANICAL

HRV (Heat Recovery Ventilator) units in each suite.

Electric forced air furnaces will be located in each suite offering residents individual control for maximum comfort in your home.

Each suite will have a dedicated air conditioning system with individual controls.

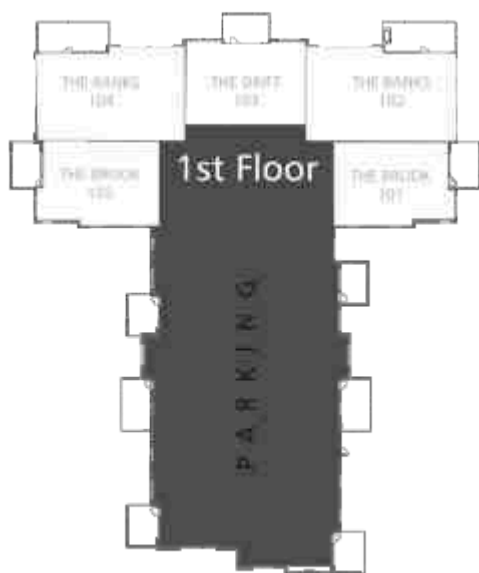
Standard 40 gallon hot water tank will be located in each suites utility room.

A natural gas line will be roughed in to each suite giving you the option to customize your unit with natural gas appliances, fireplace or gas to your deck bbq. Each of these will be your choice and considered additional options.

Sutton

SUTTON-HARRISON
REALTY

RIVERSIDE LIFESTYLE ESTATES





SUTTON-HARRISON
REALTY

sales team



AUBREY ARELLANO

REALTOR®
SUTTON-HARRISON REALTY

204.761.8623

aubreya@sutton.com



TED TEMPLE

REALTOR® / PARTNER
SUTTON-HARRISON REALTY

204.724.6353

ttemple@sutton.com



JEFF TEMPLE

REALTOR®
SUTTON-HARRISON REALTY

204.724.3980

jefftemple@sutton.com

WWW.RIVERSIDELIFESTYLEESTATES.CA

