

WILSHIRE-ESTATES.CA



255 PEGUIS STREET IN DEVONSHIRE VILLAGE

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SITE PLAN



TRANSCONA BOULEVARD

PEGUS STREET

Building 300 Sold Out

Building 400 Sold Out

Building 500 Sold Out

Building 600 Sold Out

Access to the back-lane will be closed off



Amazing brand new townhouse condominium community in Devonshire Village. There are only 55 units available and are sure to sell out quickly. Amazing location only seconds to Costco and Kildonan Place.

Each unit consists of 1384 square feet, 3 bedrooms and 2.5 baths plus a full basement! You won't be disappointed with all of the upgrades that are already included such as resilient plank floors in main living area, painted flat ceilings, 125 amp electrical and upgraded lighting and plumbing fixtures, tri-pane windows, decora plugs & switches, piled foundation with structural piled concrete basement floors to minimize shifting and bonus of an approximately 8' x 8' pressure treated deck and privacy screen off of your back door!

Low condo fees of between \$130 - \$140 per month!



School Catchment: River East Transcona School Division

English Elementary K-5 — Joseph Teres School

English Junior High 5-8 — John W. Gunn Middle School

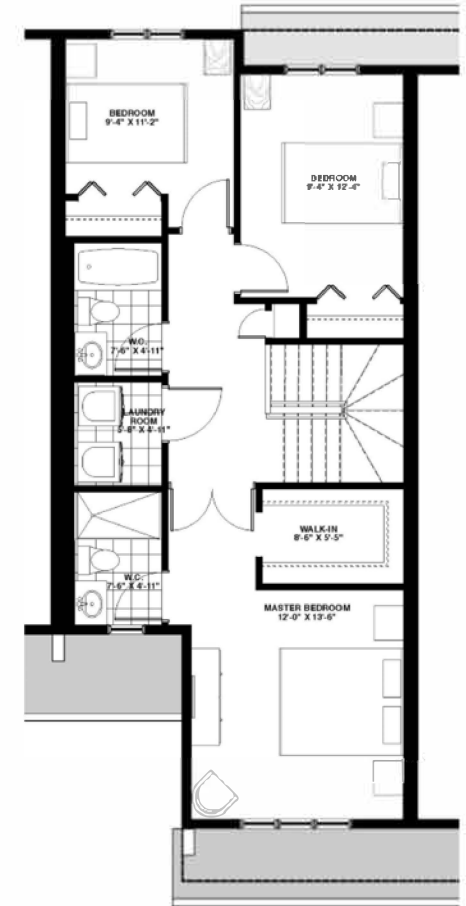
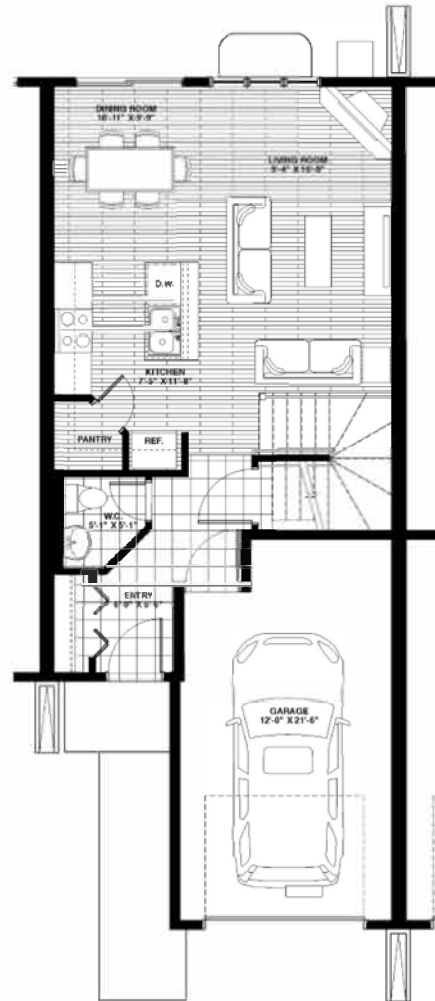
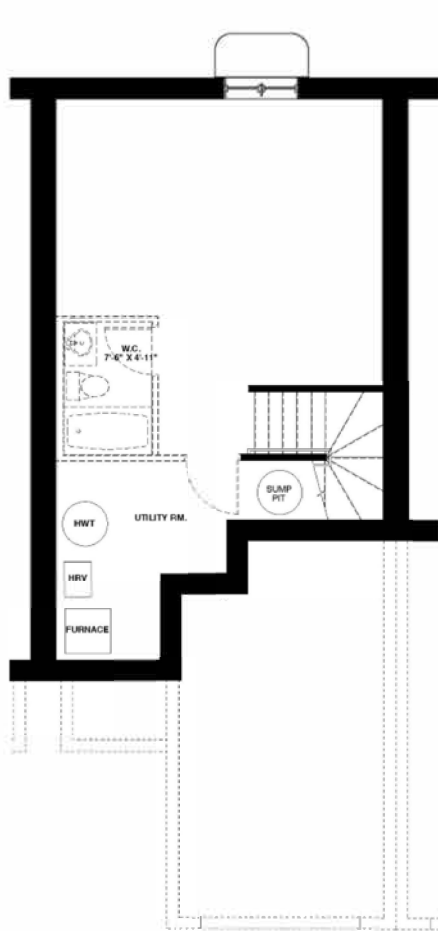
English High School 9-12 — Transcona Collegiate Institute

French Immersion Elementary K-4 — Ecole Margaret Underhill

French Immersion Junior High—5-8 — Ecole Regent Park

French Immersion High School 9-12 — College Pierre-Elliott-Trudeau

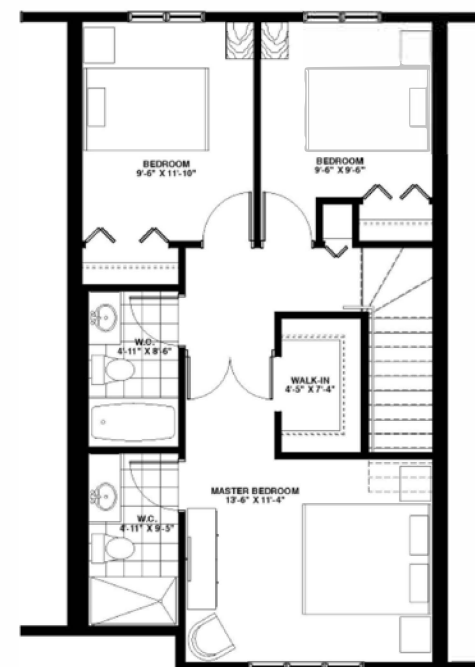
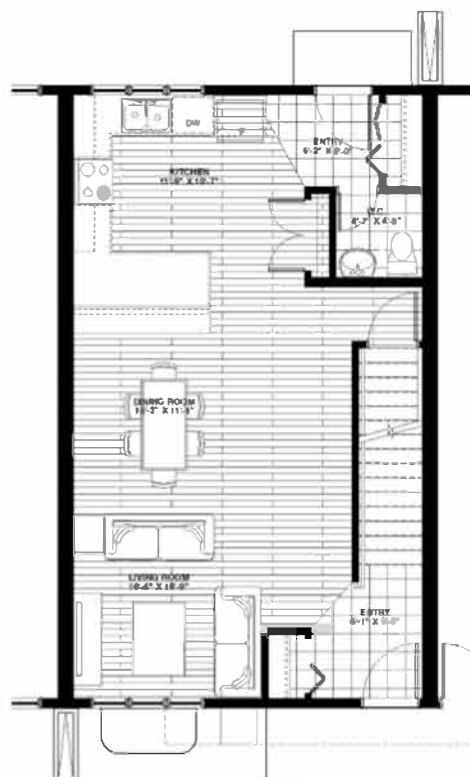
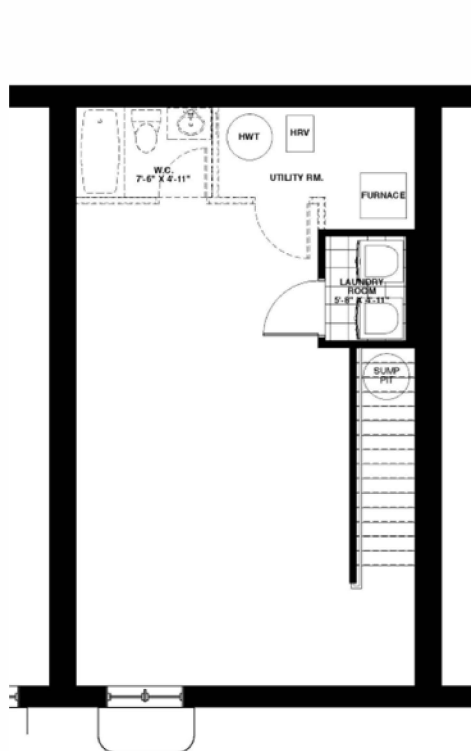
FLOOR PLAN



Floor	Type	Dimensions
Main Floor	Living Room	16.50 x 9.50
Main Floor	Dining Room	11.00 x 10.00
Main Floor	Kitchen	10.75 x 7.50
Second Floor	Master Bedroom	13.75 x 12.00
Second Floor	Bedroom	11.25 x 9.50
Second Floor	Bedroom	14.75 x 9.50

Main Floor — 2 piece bathroom
 Second Floor — 4 piece bathroom
 Second Floor — 3 piece ensuite

FLOOR PLAN



Floor	Type	Dimensions
Main Floor	Living Room	10.50 x 10.00
Main Floor	Dining Room	15.25 x 11.00
Main Floor	Kitchen	12.00 x 10.75
Second Floor	Master Bedroom	13.50 x 11.50
Second Floor	Bedroom	9.50 x 9.50
Second Floor	Bedroom	11.00 x 9.50

Main Floor — 2 piece bathroom
 Second Floor — 4 piece bathroom
 Second Floor — 3 piece ensuite

LIGHTING DETAILS



Front Entrance



Dining Room



Master Bedroom



2nd & 3rd Bedrooms



Stairwell



Bathrooms



Island Pendants



Laundry Room



Back Exterior



Front Exterior

SPECS & FINISHINGS

INTERIOR/EXTERIOR FINISHES/FLOORING

- Hardy board, stucco and stone exterior finishes
- Approximately 8x8 deck with pressure treated lumber with privacy screen
- Sod & landscaping by the developer
- Exterior fence is installed by the developer
- White lacquered Craft master or Mitre doors with 3" paint grade casing
- 3" flat baseboards
- MDF or solid wood hand rails or capping as per plan
- Professionally designed kitchen cabinets and bathroom vanities; microwave shelf, adjustable shelving. All hinges and drawer systems have a lifetime guarantee from manufacturers
- Laminated counter top
- Double compartment stainless steel kitchen sink with single level faucet
- Porcelain basins in washrooms
- Flat painted ceilings throughout
- Wire shelving in closets and pantry
- Wall to wall carpet in the main stairs & bedrooms, resilient plank flooring in the living room/kitchen & dining room
- Lighting package as per attached
- Weiser or Schlage interior and exterior door locks with exterior door dead bolt in satin nickel finish
- Lever handles on all exterior doors
- Satin nickel towel bars & toilet paper holder
- Lift and lock drain plug at tub
- Mechanical drains at vanity basins
- Exterior designs and colour selections may be subject to architectural approval

STRUCTURAL/INSULATION

- Piled foundation
- 8" x 10" steel reinforced concrete wall
- Engineered web joist and trusses
- Structural concrete floor on top of 12" void form
- Triple pane PVC windows
- 3'0" x 6'8" entrance doors with security dead bolt as per plan
- 5/8" tongue and groove sub-floor, screw and glue fastened
- Pre-finished fascia, soffits, eaves troughs and down spouts
- 2" x 4" or stud interior walls as required by plan
- 7/16" oriented strand board wall sheathing
- 7/16" roof sheathing
- 35 year warranty on roof shingles
- 1/2" drywall on all walls and ceilings (sag resistant) installed with screws

SPECS & FINISHINGS CONTINUED...

MECHANICAL/ELECTRICAL

- 125 amp circuit breaker panel with re-set switches
- Perimeter plugs in the basement
- Decora plugs and switches throughout
- Dryer plug in laundry area; dryer vent hood provided
- Polyethylene (Pex) cross link pipe waterlines
- Copper wiring throughout with efficient electrical outlet layout as per electrical code
- Single lever faucet for showers and vanity basins
- Rough-in for security system
- Rough-in for central vacuum system
- Three piece rough-in plumbing in basement
- Dishwasher rough-in
- phone or cable or internet as roughed in
- Exterior lights at front of house per plan
- Electric high efficiency furnace; 20 year warranty on heat exchanger, 5 year warranty on all other components. 1st year parts & labour, remaining 4 years parts only
- Electric 60 US gallon hot water tank with six (6) year warranty on liner
- Double compartment stainless steel kitchen sink with single lever faucet
- Single lever pressure balanced faucets at tubs
- Programmable thermostat
- Insulated overhead garage door with remote and keypad (where applicable)
- HRV & central exhaust system
- Sump pump with discharge pipe and inline sewer back up valve