



THE
CHARLES
CONDO



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STREETSIDE
DEVELOPMENTS

A **QUALICO**® Company



PHASE II

Introducing the launch of Phase II of The Charles Condos at 545 Dale Blvd. Neighbouring Park West's amenities and echoing Charleswood's natural landscape, The Charles is a condominium community with all the contemporary comforts, plus some extras. Residents can enjoy unprecedented access to a common green space, enclosed by a shared fence, inviting neighbours to socialize and create community.

Heated underground parking, an exercise room and lounge, and private balconies make everyday living easier and more enjoyable - allowing you to really savour the neighbourhood you love.

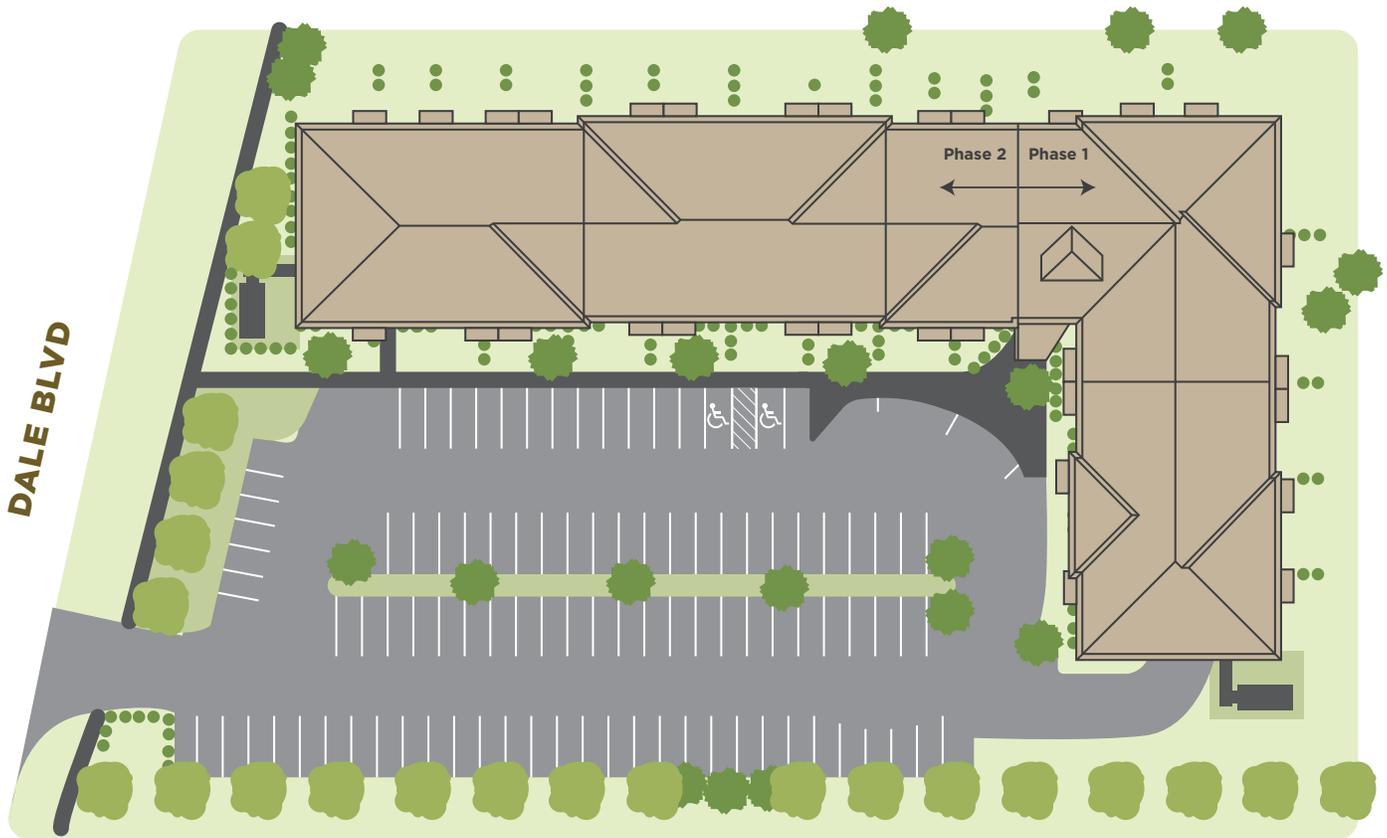


The Charles Condominiums are built with care by StreetSide Developments, a proud Qualico® company. Our story goes back over 65 years, and is rooted in a tradition of passion, quality and trust. Qualico® is now one of the largest fully integrated, privately owned real estate companies in Western Canada.

StreetSide brings Qualico®'s strength and expertise, customer commitment, and proven history of doing the right thing to our multi-family offerings in Winnipeg. We've set ourselves apart over the past decades with successful projects such as District Condominiums and Bridgwater Forest Condos, among many others. All StreetSide homes are protected by our superior StreetSide customer service and warranty, giving you peace of mind with your new home purchase.

THE CHARLES CONDO

SITE PLAN



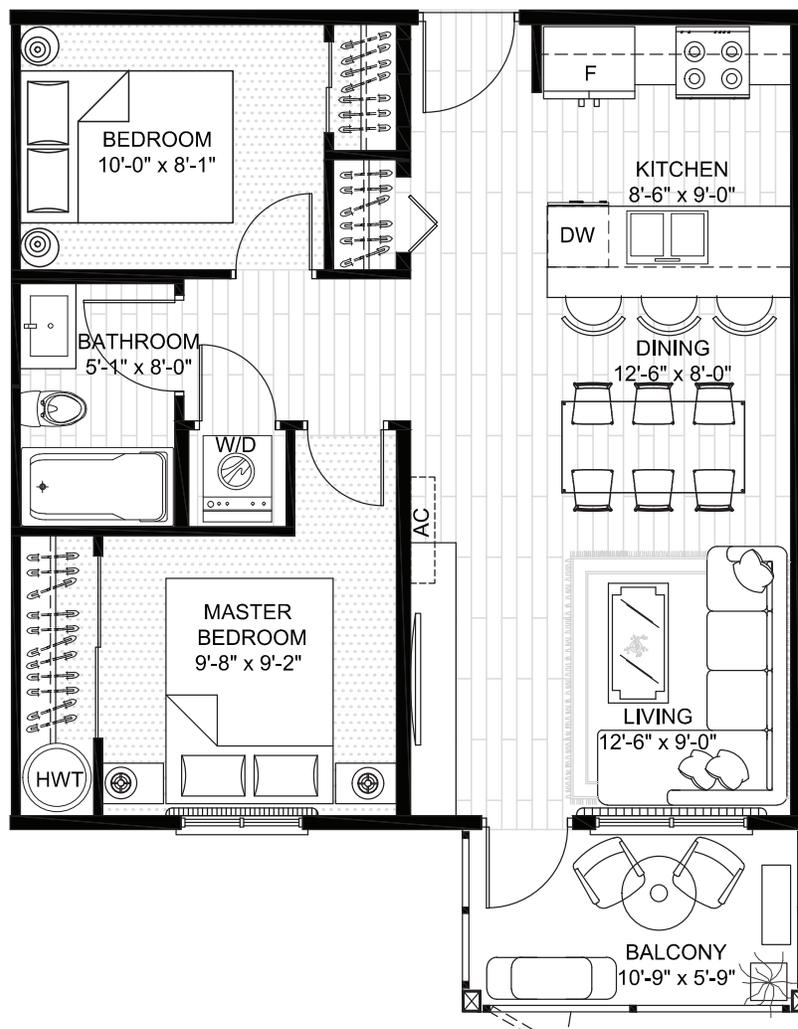
Plans and prices are subject to change without notice. The Builder reserves the right to change the material or specifications without notice but guarantees that change will be equal or of similar value. Room dimensions are approximate. All illustrations are artist's concept and may vary. Drawing is not to scale. BW (05/30/16) REV0

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The Dale

2 Bedroom, 1 Bathroom + Balcony
701 - 907 SQ. FT.



**This plan comes in multiple variations. Plans and prices are subject to change without notice. The Builder reserves the right to change the material or specifications without notice but guarantees that change will be equal or of similar value. Room dimensions are approximate. Drawing is not to scale.*



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Features - Phase II

KITCHEN

- Flat panel melamine kitchen cabinets with quartz countertops
- Single-basin or double-basin stainless steel sinks
- Single-lever faucet with pull out spray.
- 4-piece stainless steel appliance package included (refrigerator, range, dishwasher, and over-the-range microwave).
- Under cabinet lighting.

BATHROOMS

- Flat panel melamine vanity cabinets with quartz countertops
- White vitreous china sink.
- Mirror above vanity cabinet.
- Single-lever faucets.
- White one piece acrylic bathtub/shower unit in main bathroom equipped with shower rod without curtain.
- White one piece acrylic shower stall in ensuite bathrooms equipped with clear glass door.

FLOOR COVERINGS

- Luxury vinyl plank flooring throughout suite and in closets with hot water tanks and laundry alcoves. Planks come in 6" x 48" size.
- Carpet with 7 lb underpad in bedrooms only.
- Flooring upgrades available.

SUITE INTERIOR FINISHES

- Dulux Diamond wall paint.
- Interior walls painted with primer coat and one finish coat of acrylic latex in standard neutral colour. Paint upgrades available.
- Ceilings painted with a flat finish.
- White 2 1/4" contemporary baseboards and casings with semi-gloss finish.
- Fire-rated flat panel painted suite entry doors.
- 5 panel painted doors within suite.
- Insulated metal clad balcony door(s) with full height insulated glass.
- Lever brushed chrome door hardware throughout.
- Privacy locks to master bedroom and all bathrooms.
- 8 foot floor to ceiling heights with dropped bulkheads as per plan.
- Wire shelving in closets.

SOUND PROOFING

- Walls between suites are constructed of a double wood stud wall with a 1" air space between, sheathing, and a layer of insulation and drywall on each side (estimated STC rating of 57).
- Floors are constructed of engineered floor joists, T&G OSB sheathing with gypcrete floor topping, batt insulation between floors, furring channels, and double layer drywall ceilings (estimated STC rating 65 with cushioned vinyl flooring).

ELECTRICAL SYSTEMS

- Decora light switches throughout suites.
- Designer light fixture package.
- Individual suite electrical metering.
- Pre-wired cable TV and telephone available for MTS and/or Shaw. Rough-in for phone/TV jacks located in each bedroom and living room.
- Compact convactor electric baseboard heating in suites.

WINDOWS

- Tri-pane vinyl windows with argon gas fill, low-E coating.
- Balcony doors are dual glazed with argon gas fill, low-E coating, and exterior metal cladding.
- 3-season balcony enclosures are not permitted on this building.

AMENITIES

- Fitness room with treadmill, stationary bike, weight bench, and dumbbells with rack.
- Activity room with one 40" flat panel TV, couch, coffee table, and pool table in lounge area and kitchenette with cabinets, sink & faucet, fridge, and microwave.

SUPERSTRUCTURE AND BUILDING SHELL

- Pre-cast concrete pile foundation.
- Parking garage lower level with concrete walls, ramp, and floor.
- Concrete slab between parkade and main floor.
- Wood frame construction from main floor to roof.
- Engineered floor joists for 2nd, 3rd and 4th floors.
- Gypcrete floor underlayment on 2nd, 3rd and 4th floors.
- Sloped truss roof.



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SUPERSTRUCTURE AND BUILDING SHELL

- Minimum of R-20 insulation for exterior walls.
- Minimum of R-50 roof insulation.
- Wood framed balconies with a water proof membrane or concrete slab on grade as per plans. Underside of balcony covered with a perforated soffit to provide ventilation.
- Weather resistant building wrap system.
- Wood stairs and landings with steel rails in stairways.

COMMON AREAS

- Floor tile at the main & rear entry areas and in elevators.
- Commercial grade carpet with carpet base.
- VCT tile at basement elevator lobby.
- Mail boxes serviced by Canada Post at main entry.

EXTERIOR FINISHES

- Wall finishes are, stucco, vinyl siding, and engineered wood trims and aluminum panels.
- Balcony columns & fascia are clad with engineered wood trims and panels.
- Aluminium railings on balconies
- Six foot high aluminium framed privacy screen with frosted glass between double suite balconies.
- Metal cladding at main building entry canopies.
- Aluminum entry doors and windows at main entry.
- 25 year asphalt shingles.

MECHANICAL SYSTEMS

- Heated underground parking with carbon monoxide sensors.
- Chrome plumbing fixtures.
- Pressurized and heated/air conditioned corridors.
- Each suite is equipped with a wall mounted ductless air conditioning unit located in the living room.
- All suite condensing units (air conditioning) are located on suite balconies.
- Kitchen, bathroom and laundry exhausted horizontally to the exterior.
- Each suite contains a 39 gallon electric hot water tank with drain pan.
- Stackable washer/dryer units are available as an upgrade.

ELEVATORS

- 2 passenger elevators with emergency call feature located near the main building entry.
- Protection pads for elevators are provided.

FIRE PROTECTION

- Comprehensive fire alarm system includes full fire suppressing sprinkler system for all areas of the building.
- Early detection, hard wired, in-suite smoke and heat detectors.
- Emergency exit lighting and emergency stairways at each end of the building.
- Fire alarm horn and strobe lights at all bedrooms and bathrooms.

SECURITY

- Secure lobby with access controlled digital interphone at both building entries.
- Closed circuit TV monitoring at the four building access points is available with Shaw Digital TV or MTS Ultimate TV.
- Closed circuit TV at building access points are loop recorded on security system.
- Deadbolt and peep hole at suite entrances.
- Wireless in-suite security systems available from various service providers.
- (2) Key fobs provided per unit for entry into the building and suite entry.

NATIONAL HOME WARRANTY PROGRAM

- Every condominium at The Charles Condominiums is enrolled for the National Home Warranty Program coverage. The National Home Warranty Program is recognized by CMHC and major lending institutions.