

# FAQs



## Q: Who is the developer and designer of Esprit Heights Condominiums?

A: StreetSide Developments, Winnipeg's largest and longest-standing condominium developer, is the driving force behind this development. StreetSide is also a Qualico company (Western Canada's largest real estate developer), which has a legacy of over 70 years of delivering quality residences to North America.

## Q: When will construction commence on Esprit Heights, and when will the project be ready for occupancy?

A: Construction began in Spring 2024; with our first condominium ready for occupancy in Winter 2024/25. Our display suite will be available for viewing in Fall/Winter 2024.

## Q: How many buildings and suites will Esprit Heights have?

A: Esprit Heights is made up of six buildings with a total of 36 units (Four 5-plexes & Two 8-plexes). The development consists of the following floorplans:

- The Amber (1,485 SF | total of 19) Three-storey, 3 bed, 2.5 bath
- The Emerald (1,233 SF | total of 15) Three-storey, 3 bed, 1.5 bath
- The Sapphire (1,597 SF | total of 2) Three-storey, 3 bed, 2.5 bath

## Q: What is included in the common element fees at Esprit Heights?

A: Common element fees include water and basic groundskeeping (grass cutting). Homeowners are responsible for their building/contents insurance, hydro, snow removal and mainting landscaping within the boundaries of their home, including watering and maintenance tasks.

## Q: Are pets allowed at Esprit Heights?

A: Yes! The project by-laws and declaration will describe the rules in detail.

## Q: Are there any schools planned for Bison Run?

Yes! Bison Run School, a K-8 school, opened its doors on January 30, 2023 and is located just down the street from Esprit. Also, Pembina Trails Collegiate, a 9-12 high school has open its doors in September 2023.

## Q: What comes as a standard with my home at Esprit Heights?

- Kitchen Appliance Package
- Air Conditioning
- Kitchen Craft Contempra Melamine cabinetry throughout
- Quartz countertops in kitchen; laminate in bathrooms
- Designer lighting package & plumbing fixtures
- Luxury vinyl plank flooring & carpet (location as per plan)
- Energy efficient electric furnace

## Q: Can I select my own design finishes for my home at Esprit Heights?

Yes! When you choose a pre-sale home with StreetSide, you get the opportunity to meet with our experienced Design Consultant, in our Design Centre, and make your interior selections such as colors, finishings & optional upgrades (such as washer/dryer package, kitchen island, additional storage options, electric fireplace, kitchen backsplash and much more).