

FAQs

About the Project

Q: Who is the developer and designer of Flora North 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 Flora North Condominiums, and when will the project be ready for occupancy?

A: Construction on the first building began Summer 2022; with our first condominium ready for occupancy in Winter 2022. Our display suites; 105 & 106-50 Morning Star Lane are completed and available for viewing.

Q: How many buildings and suites will Flora North Condominiums have?

A: Flora North Condominiums are made up of six 10-plex buildings with a total of 60 individual units. The development consists of the following townhomes:

- The Iris model (979 SF | Total 36) Two-storey, 2 Bed/1.5 Bath home with option for basement development
- The Palm model (1178 SF | Total 24) Two-storey, 2 Bed/1.5 Bath home with option for basement development

Sales & Pricing

Q: How do I reserve a new condominium, what is required for a down payment and what costs should I expect?

A: If you are not yet ready to write a formal Offer to Purchase, you can place a temporary reservation on the condominium of your choice for up to 3 business days (subject to availability), by meeting with our Realtor team and completing a Reservation Form together with a **refundable deposit of \$1,000**. This deposit may then be directly applied to the Offer to Purchase, along with the remaining 5% down payment. The balance of your purchase price will be due at closing just prior to occupancy.

Q: What are the advantages of selecting my condominium early?

A: There are many advantages to selecting your condominium home early. For example, you may want to obtain a particular exposure and location within the development itself. You may also have the option to customize your home when you are involved with the project at an early stage, depending on where it is within the production cycle. Perhaps most importantly, you will be purchasing your home at the lowest possible price.

Q: What are my real estate taxes likely to cost at Flora North Condominiums?

A: Property taxes are to be set by the City of Winnipeg which does not confirm amounts until a later time. These taxes will be dependent on the size and purchase price of the townhome.

Condominium Living

Q: What is included in the common element fees at Flora North Condominiums?

A: Common element fees include front yard maintenance, grass mowing of common element and adjacent boulevards, snow removal to front door, building insurance, yearly safety inspections and professional management. Owners are responsible for contents insurance and property taxes as well as individual utilities to their townhome including hydro, telephone, Internet or cable TV.

Parking

Q: Is parking included with my purchase at Flora North Condominiums and are extra stalls available?

A: Yes! Each condo price includes exclusive use of **one exterior** parking stall with electrical outlet for block heater. An extra outdoor parking space is available for an additional cost and dependent on availability. A limited number of stalls are reserved for electric vehicle charging.

Q: Is there designated visitor parking at Flora North Condominiums?

A: Flora North offers 9 designated parking spaces for visitors

Living at Flora North

Q: How will I dispose of my garbage and recycling at Flora North Condominiums?

A: Garbage and recycling bins are available in central location of parking lot near public lane.

Q: Where is mail collected?

A: There will be a community mailbox within the development.

Q: Are pets allowed at Flora North Condominiums?

A: Yes! The project by-laws and declaration will describe the rules in detail, however a maximum of two pets will be permitted.

General Information

Q: What comes as a standard with my home at Flora North Condos?

- Thermofoil cabinets throughout
- Quartz countertops in kitchen; laminate in vanities
- Designer lighting package and plumbing fixtures
- High- quality solid core Luxury Vinyl Plank flooring & carpet with 7lb underpad- location as per plan
- Electric furnace.
- 8' by 10' patio with low privacy railing
- 1 exterior parking stall
- Landscaping

Q: What features are available as an upgraded option at Flora North Condos?

- Kitchen appliance package
- Air conditioning
- Upgraded interior finishes
- Additional exterior parking stall
- Basement development

For more information please contact our sales team, Stephanie Childerhose, Realtor® (204) 999-7833 & Averie Hill, Realtor® (204) 451-4179 (Qualico Realty Services (Manitoba) Ltd.) or flora@qualico.com