

FAQs

FLORA

WEST CONDOMINIUMS

About the Project

Q: Who is the Developer and designer of Flora West 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 and when will the project be ready for occupancy?

A: Construction on the first building began Fall 2023; with Building 100 ready for occupancy in Summer 2024. Our future display suite will be available for viewing Summer 2024.

Q: How many Homes are available at Flora West Condominiums?

A: Flora West Condominiums is made up of three 4-plex buildings and one 3-plex building with a total of 15 individual units. The development consists of two models to choose from: The Dahlia & The Cardinal

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: Can I select my own interior selections?

A: The design finishes for the first seven units (Buildings 100 & 200) released at Flora West have been pre-selected by our design team. For anyone looking to choose their own finishes, our next sales release will offer the ability to select your own finishes.

Q: What are my real estate taxes likely to cost at Flora West 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.

Homeowner Association Fee (HOA)

Q: What is Flora West's annual Homeowner's Association Fee (HOA)?

A: With our simplified approach to condominium living, residents at Flora West Condominiums will only pay an affordable annual HOA, which covers the professional fees of maintaining a condo board. It's a seamless solution designed to streamline your finances and provide peace of mind.

Q: What does the HOA fee cover and when is it paid?

A: At Flora West Condominiums, homeowners will pay an annual HOA fee instead of a monthly condo fee. This fee, set to meet the minimum requirements mandated by the Province of Manitoba under the Condo Act, covers essential expenses such as condo board insurance and the reserve fund study. The first annual fee will be charged to homeowners once the community has been turned over.

Q: What are homeowner's responsible for with respect to their condo unit?

A: Much like a single-family home Homeowners are responsible for their own utilities, interior/exterior maintenance, repairs and obtaining comprehensive insurance.

Living at Flora West

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

A: During construction temporary garbage bins will be in place. Nearing completion, owners will have individual roll bins for garbage & recycling distributed by the city of Winnipeg.

Q: Where is mail collected?

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

Q: Are pets allowed at Flora West 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 West Condos?

- Melamine cabinets throughout (*please note: the first 7 units released for sale have been upgraded to Thermofoil cabinets*)
- Quartz countertops in kitchen; laminate in bathrooms
- Designer lighting package and plumbing fixtures
- High-quality solid core Luxury Vinyl Plank flooring & carpet with 7lb underpad- location as per plan
- Gas furnace
- Private detached garage with automatic insulated garage door with keyless pad & 2 remote controls
- Front & Backyard Landscaping

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

- Kitchen appliance package
- Washer/Dryer package
- Air conditioning
- Upgraded interior finishes
- Window coverings
- Basement development
- Fireplace feature wall
- Backyard privacy fence(s)
- 12'x10' Ground level deck

For more information please contact our sales team:

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