

FEATURES

FORGE.

By StreetSide

COMMUNITY

- Located on the corner of Burning Glass Road and Lafrance Lane, Forge is located within Village Centre and steps from your day-to-day needs such as shops, professional services, parks and more.
- Enjoy the natural wetlands throughout Sage Creek, as well as an abundance of walking trails, local wildlife, and parks & playgrounds.
- Close to many schools including École Sage Creek Bonavista (French Immersion), Sage Creek School and DSFM Sage Creek (Franco-Manitoban).
- A perfect fit for busy professionals, families, and those seeking a simplified, connected lifestyle.
- FORGE is a pet-friendly community.
- Each townhome suite comes with an exterior parking stall.

KITCHENS THAT IMPRESS

- KitchenCraft Thermofoil flat-panel cabinetry to complete the modern design.
- Quartz countertops featured in decorative colours.
- Blanco® Anthracite under-mount sink with a deluxe, single-lever pulldown faucet in black.
- Stainless Steel LG Appliance Package

INTERIOR SUITE FEATURES

- Approximately 9' ceilings on main floor.
- Interior walls painted with Dulux Lifemaster in a three-coat paint system - one primer coat and two finish coats in StreetSide standard neutral color with a eggshell finish.
- Luxury vinyl plank flooring and carpet with 7lb foam under pad throughout suite.
- 5-panel Masonite passage doors.
- Designer LED lighting package with decora switches.
- Wire shelving installed in closets to help with organizing.
- Black passage & privacy door levers.

BATHROOMS

- KitchenCraft Thermofoil flat-panel cabinetry with quartz countertops in decorative colours.
- White, comfort height, high efficiency toilets with lined tanks, designed for efficiency.
- White undermount sink and with matte black faucet to match tub/shower controls.
- One-piece tub/shower in primary bathroom and 1-piece shower in ensuite as per plan, each 5' wide.

ELECTRICAL & MECHANICAL

- Low-voltage, cable-ready for BellMTS & Shaw, with telephone, internet, and cable TV outlets.
- Smoke and carbon monoxide detectors hard wired in.
- Individual electric hot water tank; 60 U.S. gallon.
- Air Conditioning Included
- Programmable thermostat, central exhaust system with automatic controls, and a HRV (Heat Recovery Ventilation) System.

EXTERIOR FINISHES & FOUNDATION

- Each unit includes an urban concrete patio perfect for enjoying your morning coffee.
- Exterior made up of metal siding, brick and flat panel.
- Pre-finished aluminum fascia, soffits, eavestrough, and downspouts.
- Triple-pane PVC windows with manufacturer's extended warranty on seal and hardware.
- Reinforced slab on grade supported by grade beams on steel reinforced concrete piles.
- Exterior parking stall, with options to add a second stall or an EV charging station.

PEACE OF MIND

- Developed and built by StreetSide Developments, a QUALICO Company.
- Comprehensive **1-2-5-10 Year Warranty** New Home Warranty



DESIGN PACKAGES

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Each home includes a professionally curated Design Finish Package, thoughtfully selected by our Design Consultant to reflect modern, cohesive finishes and timeless style throughout. Design Packages include premium upgrades such as kitchen cabinetry, kitchen backsplash with under cabinet lighting and Kitchen Sink.

DESIGN PACKAGE 1

Cabinetry: KitchenCraft Soho Thermofoil – Satin White

Countertops: Granite Mountain Quartz – Arctic

Kitchen Backsplash: Ceratec – Perlas Series (0.75" Penny) – Matt Yada

- Installation: Mosaic Tile with Mapei 5077 Frost Grout

Vinyl Plank: Torlys Rigidwood Firm Premier – Dakota

Carpet: Fresh Outlook – 00560 Dove

Hardware: BP8160160-900

Paint: Dulux Lifemaster Low Sheen Eggshell in Delicate White 59711



DESIGN PACKAGE 2

Cabinetry: KitchenCraft Soho Thermofoil – Satin Daybreak

Countertops: Granite Mountain Quartz – Winter

Kitchen Backsplash: Ames – Soho Nouveau Series Scallop – Canvas White

- Installation: Upward Point with Mapei 5221 Moonbean Grout

Vinyl Plank: Torlys Rigidwood Firm Elite – Merle

Carpet: Fresh Outlook – 00572 Concrete

Hardware: BP8160160-900

Paint: Dulux Lifemaster Low Sheen Eggshell in Delicate White 59711



DESIGN PACKAGE 3

Cabinetry: KitchenCraft Soho Thermofoil – Satin Cosmo

Countertops: Granite Mountain Quartz – Arctic

Kitchen Backsplash: Ames – Glim (2"x9") – Avorio

- Installation: Horizontal Brick Pattern – Custom 642 Ash Grout

Vinyl Plank: Torlys Rigidwood Firm Elite – Carolina

Carpet: Midway Plaza – 00540 Fog

Hardware: BP8160160-900

Paint: Dulux Lifemaster Low Sheen Eggshell in Delicate White 59711

