

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.

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: Canada post community mailboxes

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.

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 fee. This low annual fee covers the professional fees of maintaining a condo board that are set to meet the minimum requirements mandated by the Province of Manitoba under the Condo Act; such as condo board insurance. It's a seamless solution designed to streamline your finances and provide peace of mind.

Q: When will Homeowner's start paying their HOA fee?

A: Homeowners won't pay any HOA fees until the condo corporation has been turned over; which is the process of transferring control and responsibilities of the HOA board from the Developer to the homeowners themselves which typically occurs once 50% of Homeowners have taken possession.

Q: What are Homeowner's responsible for?

A: Similar to single-family homeownership, Flora West owners are responsible for their own utilities, insurance, interior and exterior maintenance, repairs and upkeep.

Q: What is the benefit of being a part of a condo corporation and paying a HOA fee, even if it doesn't cover maintenance, utilities or insurance?

A: With an annual HOA fee, our townhome communities still offer the invaluable benefits of being self-managed, with a homeowner board dedicated to safeguarding your investment while upholding community standards and fostering a collaborative living environment.

Q: Will StreetSide provide support to Homeowners as they transition into their new community?

A: As part of our commitment to homeowner satisfaction, we will facilitate the board turnover process and offer guidance in running the HOA during its initial year. Our team will provide comprehensive documentation and will remain readily available to address any inquiries or concerns that may arise. By equipping owners with the necessary tools and support, we aim to set owners up for success as they take on the responsibilities of managing their community.

General Information

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

- Thermofoil Cabinetry w/ Soft Close Hardware (**this is an upgraded feature in our first release*)
- Quartz Countertops in Kitchen; Laminate in Bathrooms
- Whirlpool OTR
- Upgraded Living Room Lighting
- Double Detached Garage
- Front & Backyard Landscaping
- Private detached garage with keyless pad & 2 remote controls

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

- Kitchen Appliance Package
- Washer/Dryer Package
- Air Conditioning
- Window Coverings
- Basement Development
- Fireplace Feature Wall
- Backyard Privacy Fencing
- 12'x10' Ground Level Deck

For more information please contact our sales team:

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