

# FEATURES

EXPERIENCE QUALITY IN BISON RUN.



## OUR LOCATION

- Located at the corner of Lee Boulevard and Frontier Trail.
- Quick access to the Kenaston shopping corridor and Bridgwater Centre – featuring groceries, restaurants, fitness facilities, medical clinics, and more.
- Minutes from the University of Manitoba by bike, transit, or car – ideal for students, faculty, and staff.
- Walking distance to new schools and the upcoming South Winnipeg Recreation Campus, which will include gyms, aquatics, a library, and multi-use community spaces.
- A perfect fit for busy professionals, families, and those seeking a simplified, connected lifestyle without compromising on modern amenities

## INTERIOR SUITE FEATURES

- Approximately 9' ceilings, 10' on top floor; as per plan.
- 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 low-sheen eggshell finish. \*
- Luxury vinyl plank flooring throughout suites
- Wood veneer suite entry doors.
- Modern matte black finishes throughout.
- Designer LED lighting package with decora switches
- Free sliding wire shelving in closets. \*

## KITCHENS WITH STYLE

- Contemporary flat-panel melamine cabinetry with engineered quartz countertops with soft-close hardware, paired with matte black cabinet pulls \*
- LED under cabinet lighting and bottom molding. \*
- Upper cabinets are extended to the underside of bulkheads, approximately 8' and 9' on top floor.
- Double-basin stainless steel under mount sink with matte black Moen® deluxe high arc pulldown faucet.\*
- 4-piece stainless-steel kitchen appliance package\*

## BATHROOMS

- Contemporary flat-panel melamine cabinetry with engineered quartz countertops. \*
- White undermount sink or dual undermount sinks as per plan; with single-lever matte black Moen® faucet.
- One-piece tub/shower in main and 1-piece shower in ensuite as per plan.
- Eco-friendly comfort height single flush toilet.

## BUILDING FEATURES

- Owner's Lounge & Rooftop Terrace – Relax or entertain with exclusive access to beautifully designed indoor and outdoor common spaces.
- Pet-Friendly Living – We love your pets!
- Multi-Purpose Room – Ideal for work-from-home days.
- Fitness Studio – Stay active and healthy with convenient, on-site exercise space.
- Heated Underground Parking – Warm, secure parking with optional EV charger upgrades in select locations; surface parking also available.
- Private Balconies – Each home includes a balcony with modern aluminum and glass railings to enjoy your own outdoor space.
- Bike-Friendly Design – On-site bicycle parking available for both residents and visitors.
- Secure Storage Lockers available for purchase.

## A SMART EFFICIENT HOME

- Programmable Wi-Fi Thermostat.
- Tri-pane vinyl windows with argon gas filled with Low-E coatings. Balcony doors are dual glazed with argon gas fill, Low-E coating, and exterior metal cladding.
- Individually controlled seasonal central air conditioning and heating system. Central heat recovery ducted to bathroom exhausts. Central fresh air supply from pressurized corridor.
- Individual electric hot water tank; 70 U.S. gallon .
- Individual suite electricity meters.

## PEACE OF MIND

- Developed and built by StreetSide Developments, a QUALICO Company.
- Comprehensive fire alarm system includes full fire suppressing sprinkler system for all areas of the building.
- Early detection, hard wired, in-suite smoke, carbon monoxide and heat detectors.
- Secure lobby with access controlled digital interphone.
- High-security astragals & key fob access on all exterior entry doors.
- Security cameras at building access points and amenity spaces.
- Every home at Sienna Condominiums is enrolled for the National Home Warranty Program coverage. The National Home Warranty Program is recognized by CMHC and major lending institutions and provides a 1-2-5-10 Year Warranty.

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