

FAQS

YOUR HUMBLE ABODE.



SAGE VILLAGE
BY STREETSIDE

About the Project

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

A: Construction began Spring 2023; our first condominium will be ready for occupancy in early 2025. Our display suite will be ready for viewing in early 2025.

Q: What are the building features at Sage Village Condominiums?

A: Sage Village Condominiums is a mid-rise, wood framed building, consisting of 5-storeys and a total of 73 individual units. The development consists of the following 2 and 3 bedroom suites:

- o Model A (845 SF | total of 10) 2 Bed, 1 Bath + Balcony
- o Model BI/ BII (1,015 SF | total of 10) 2 Bed, 2 Bath, 1 WIC + Balcony
- o Model BIII (1,052 SF | total of 5) 2 Bed, 2 Bath, 1 WIC + Balcony
- o Model CI/ CII (1,240 SF | total of 15) 3 Bed, 2 Bath, 1 WIC, 1 Utility Room + Balcony
- o Model DI (1,357 SF | total of 5) 3 Bed, 2 Bath, 1 WIC + Balcony
- o Model DII (1,385 SF | total of 5) 3 Bed, 2 Bath, 1 WIC + Balcony
- o Model EI/ EII/ EIII (1,455 SF | total of 14) 3 Bed, 2 Bath, 1 WIC + Balcony
- o Model F (1,525 SF | total of 5) 3 Bed, 2 Bath, 1 WIC, 1 Utility Room + Balcony
- o Model G (1,704 SF | total of 4) 3 Bed, 2 Bath, 1 WIC, 1 Utility Room + Balcony

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 Sage Village 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 Sage Village Condominiums?

Common element costs include all "common elements" or shared costs including (but not limited to) maintenance, grounds keeping and landscaping; service contracts; professional management; building insurance (owners require separate insurance for condominium contents and betterments); snow removal; common hydro and water; and in suite water. Owners also gain access to the common spaces, including a fitness studio, conference room and lounge space with wet bar. Owners are responsible for telephone, Internet, cable TV, in suite hydro, contents and betterments insurance and realty taxes.

Parking

Q: Is parking included with my purchase at Sage Village and are extra stalls available?

A: Yes! One indoor or outdoor parking stall is included (dependent on your suite) in your purchase price at Sage Village. An additional indoor or outdoor parking stall is available for purchase dependent on availability.

Q: Is there designated visitor parking at Sage Village Condominiums?

A: Sage Village offers 11 designated parking spaces for visitors

Living at Sage Village

Q: How will I dispose of my garbage and recycling at Sage Village Condominiums?

A: Garbage and recycling bins are available in an enclosed area in a public lane located at the East side of the building.

Q: Where is mail collected?

A: There will be a community mailbox within the lobby of the building.

Q: Are pets allowed at Sage Village Condominiums?

A: Yes! The project by-laws and declaration will describe the rules in detail.

Q: What are the common spaces at Sage Village?

A: Sage Village offers a fitness facility, conference room and homeowners lounge with flat panel TV, sitting area, pool table and wet bar.

Q: What is the building security at Sage Village?

A: -Secure lobby with access controlled digital interphone at both building entries. Wireless in-suite security systems available from various service providers.

Q:What type of in-suite heating and cooling system will my suite have?

A: Every suite at Sage Village Condominiums comes complete with a ducted forced air heating and cooling system. This system operates through a strategically positioned fan coil unit discreetly located in one of three areas: the laundry room (visibly exposed), walk-in closet (concealed), or hallway (concealed). In addition to this, Sage Village Condominiums boasts a central exhaust heat recovery system and a rooftop make-up air unit. The constant draw of suite exhaust indirectly pre-climatizes incoming fresh air to ensure a constant supply of energy efficient, conditioned fresh air, both to the common areas and within each individual suite.

Q:What type of hot water system will my suite have?

Sage Village Condominiums is equipped with an energy-efficient, central hot water system designed to provide hot water to all 73 suites within the building from a single centralized source of three, large, gas fired water heaters located in the fifth floor mechanical room. A network of pipes runs from the central water heaters to each individual unit. Residents will adjust the temperature of the hot water at their faucets and showers using mixing valves in the same manner as they would with individual hot water tanks.

Advantages of Central Hot Water Systems Include:

Cost Efficiency: Central systems are often more cost-effective in terms of installation and maintenance compared to individual water heaters for each unit.

Energy Efficiency: They can be more energy-efficient because of the ability to use larger, high-efficiency water heaters and centralized maintenance and monitoring.

Space Saving: Central systems take up less space within individual suites, allowing for more efficient use of space.

Consistency: Residents can expect a consistent supply of hot water regardless of the time of day or the number of units in use

General Information

Q: What comes as a standard feature with my home at Sage Village Condos?

- Melamine cabinets throughout
- Quartz countertops throughout
- Under cabinet Kitchen lighting
- Designer lighting package and plumbing fixtures
- Luxury Vinyl Plank flooring & carpet - location as per plan
- 2 Key Fobs
- 4-piece black stainless steel appliance package
- 1 indoor or outdoor parking stall

Q: What features are available as an upgraded option at Sage Village Condos?

- Upgraded interior finishes
- Upgraded kitchen appliance package
- Washer/Dryer package
- Fireplace entertainment wall
- Walk In custom closet
- Wall-mounted bike rack
- Heated tiled bathroom floors
- Window coverings
- Storage Locker (vary in size 23 -32 sqft)
- Additional indoor or outdoor parking stall

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 sagevillage@qualico.com