

Esprit HEIGHTS



StreetSide

A QUALICO Company

Modern Living, Redefined at Esprit Heights

Welcome to Esprit Heights Condominiums by StreetSide Developments — where an exceptional location in the Southwest corner of Winnipeg, meets the allure of affordable, beautifully designed homes. Nestled within Waverley West's Bison Run neighbourhood, this collection of contemporary three-story townhomes provides space optimized for your family. This series of townhomes, located across from Esprit Condominiums at 295 Frontier Trail offers an attached garage and also allows for a live/work space on the main floor. Experience effortless living with exterior maintenance included, allowing you to concentrate on cherishing life's moments.



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Neighbourhood

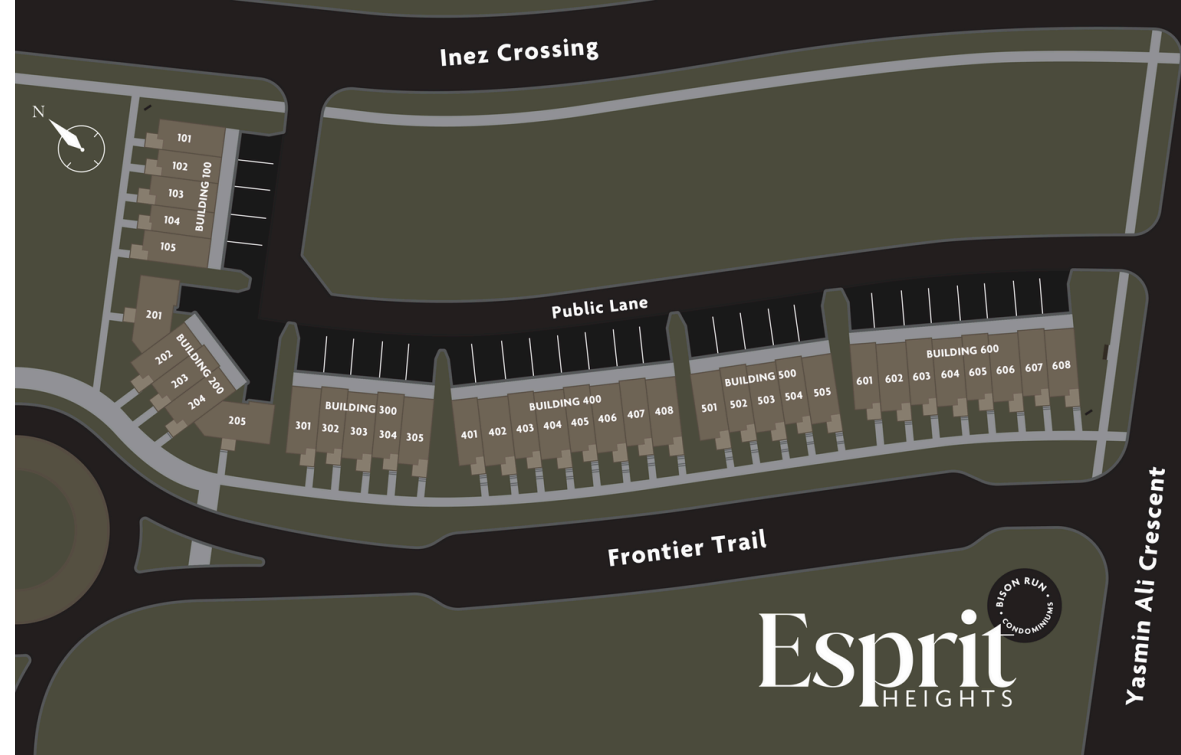
Located in South Winnipeg's Waverley West area, Bison Run is an emerging and highly sought after area by both families and growing professionals alike. Plan to be energized in this vibrant area of South Winnipeg with limestone trails winding along inspiring naturalized wetlands. Bison Run offers active transportation features and pedestrian-friendly roads, connecting you to nature and community through unique public gathering places.

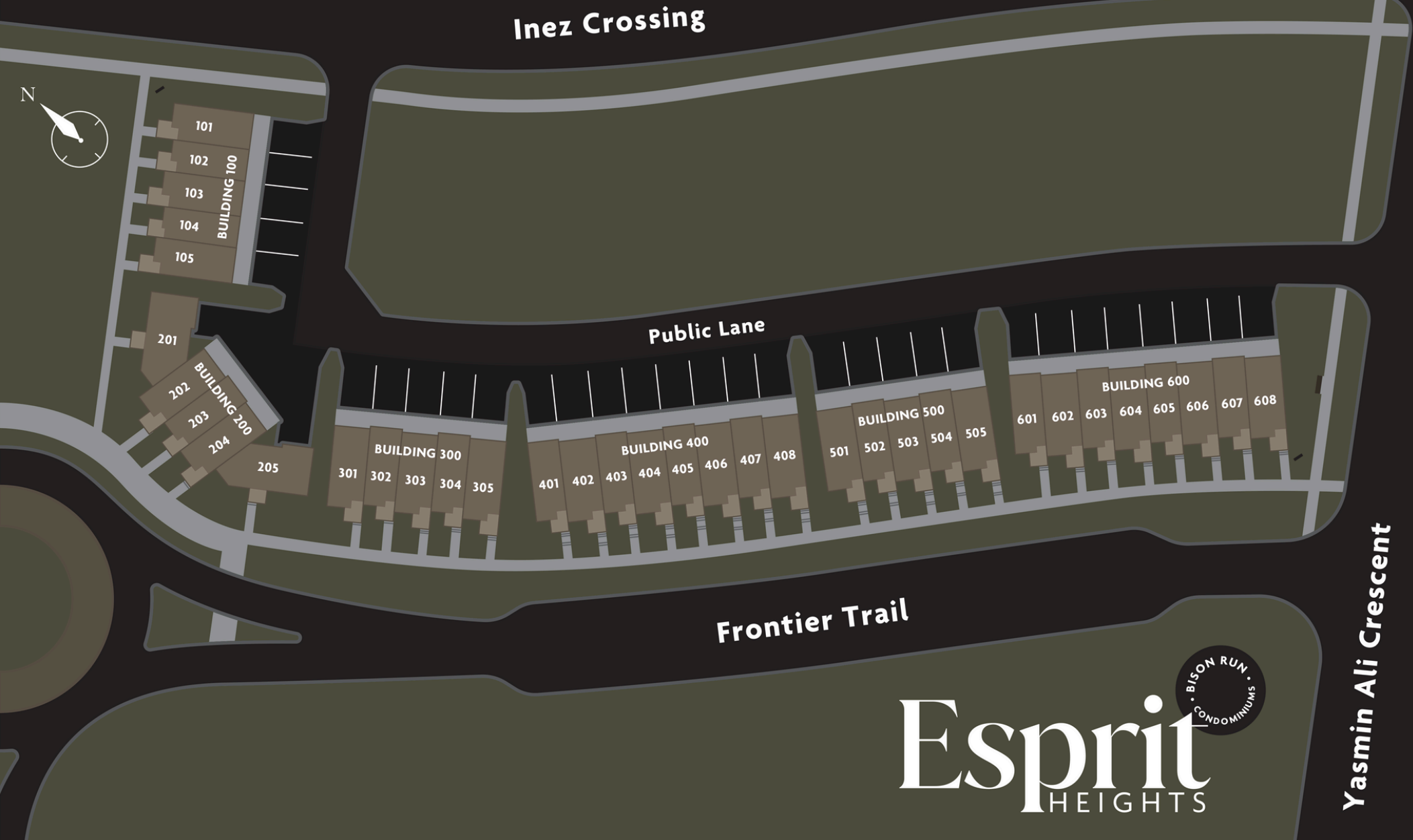
Schools in the area

Bison Run K-8 School opened its doors in January 2023 and is located just steps from Esprit Townhomes. For highschool students, Pembina Trails Collegiate is also just a short distance away within Bison Run. For those who either work or are enrolled at the University of Manitoba, this location is conveniently just a 5 minute drive away.

Shops & Services

The next phases of Bison Run will include commercial development to provide you with easy access to shops and services close to home. Just beyond the community borders lie an abundance of shops and services that extend along Kenaston Blvd. and into neighbouring Bridgwater Centre. As well, Princess Auto Stadium and Athletic Centre and soccer fields are all nearby and well-within walking or cycling distance.





Esprit Heights is made up of six buildings with a total of 36 units (Four 5-plexes & Two 8-plexes). The development consists of the following floorplans:

- The Amber (1,485 SF | Total of 19) Three-storey, 3 bed, 2.5 bath (Also available in 3.5 bath option)
- The Emerald (1,233 SF | Total of 15) Three-storey, 3 bed, 1.5 bath
- The Sapphire (1,597 SF | Total of 2) Three-storey, 3 bed, 2.5 bath

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Features & Finishes

At Esprit Heights Condominiums, explore the meticulous craftsmanship of our three-story townhomes. Each residence features custom Kitchen Craft cabinetry, quartz countertops in the kitchen, and elegant vinyl plank flooring, offering homeowners a chance to cherish and showcase their living spaces.

Our expert designers have thoughtfully selected these finishes to include a striking lighting package and fixtures, all of which beautifully complement the walls finished with three meticulous coats of paint

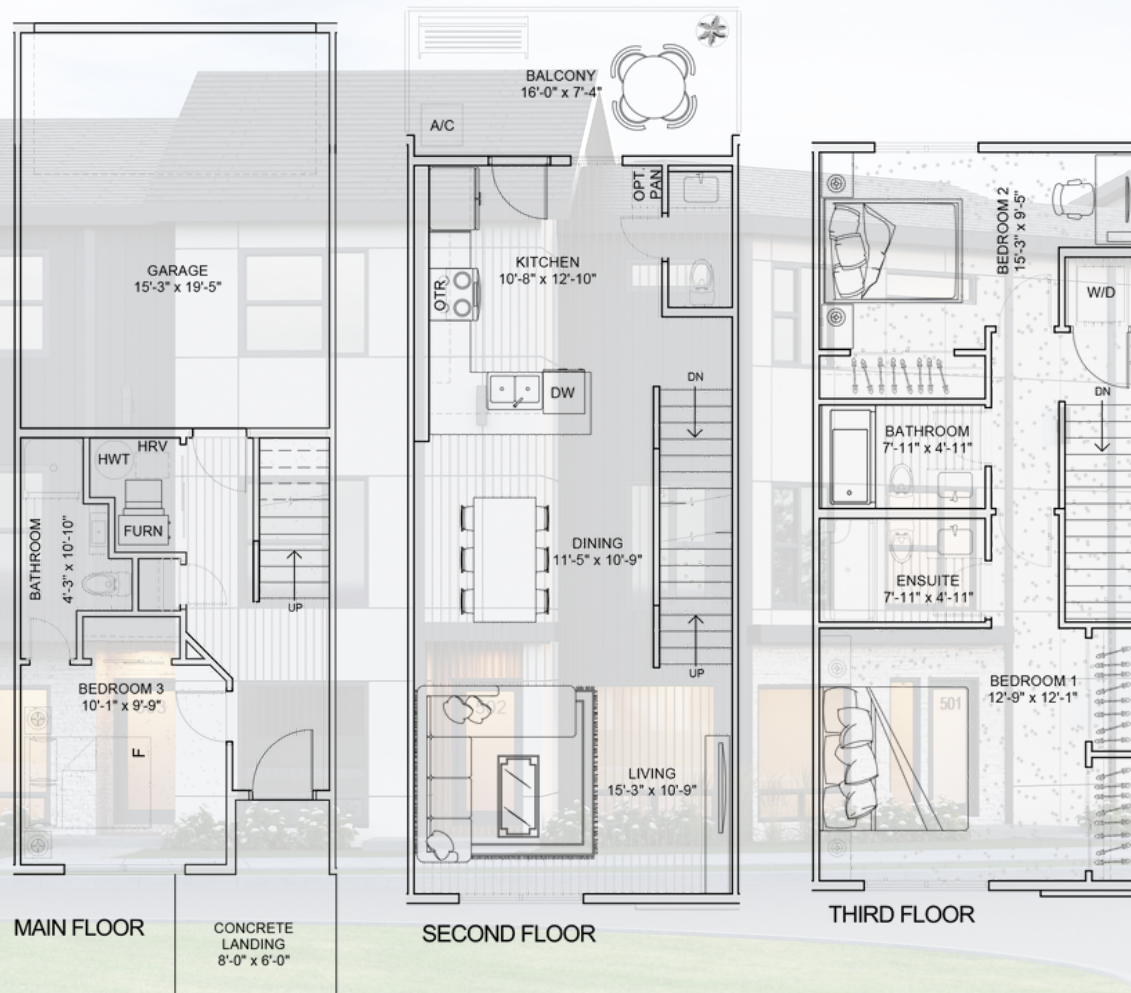
*Pictures/Images shown are for illustration purposes only - upgraded features may be shown and layout may differ. Please refer to Sales Representative for specific offering details for Esprit Condominiums.

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The Amber

🏠 1,485 SF 🛏 3 Bed 🚿 2.5 Baths

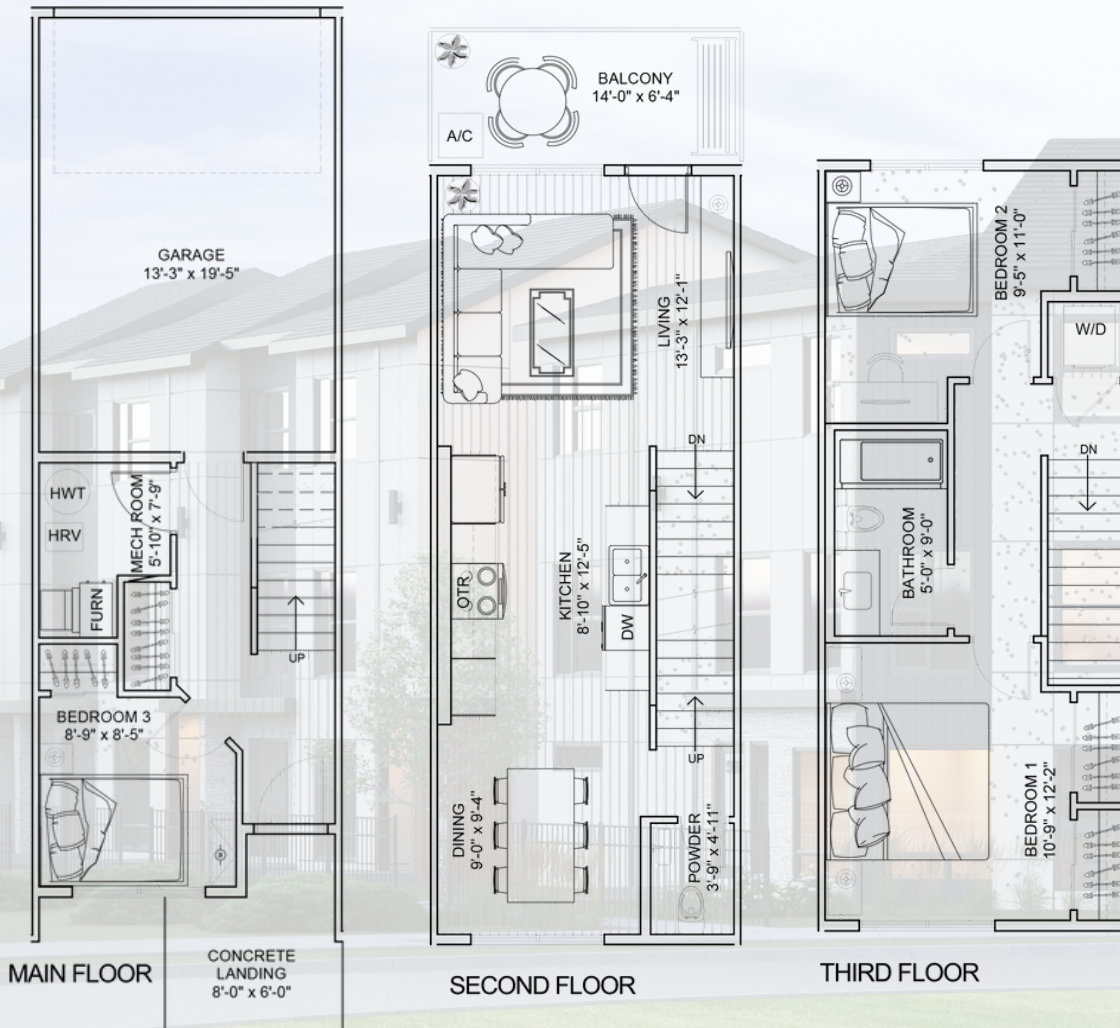


DETAILS:

- Main floor Entrance offers a Work/Live Area with Attached Garage
- Open concept kitchen, living & dining space on the 2nd floor
- Primary and Second Bedroom with Ensuite & Walk-in-closet on 3rd floor
- 3rd Floor Laundry for added convenience
- Concrete Landing on the Main Floor with Private Balcony on the 2nd floor
- 1 - 2 - 5 - 10 New Home Warranty

The Emerald

🏠 1233 SF 🛏 3 Bed 🛁 1.5 Baths



- Main floor Entrance offers a Work/Live Area with Attached Garage
- Open concept kitchen, living & dining space on the 2nd floor
- Primary and Second Bedroom with Ensuite & Walk-in-closet on 3rd floor
- 3rd Floor Laundry for added convenience
- Concrete Landing on the Main Floor with Private Balcony on the 2nd floor
- 1 - 2 - 5 - 10 New Home Warranty

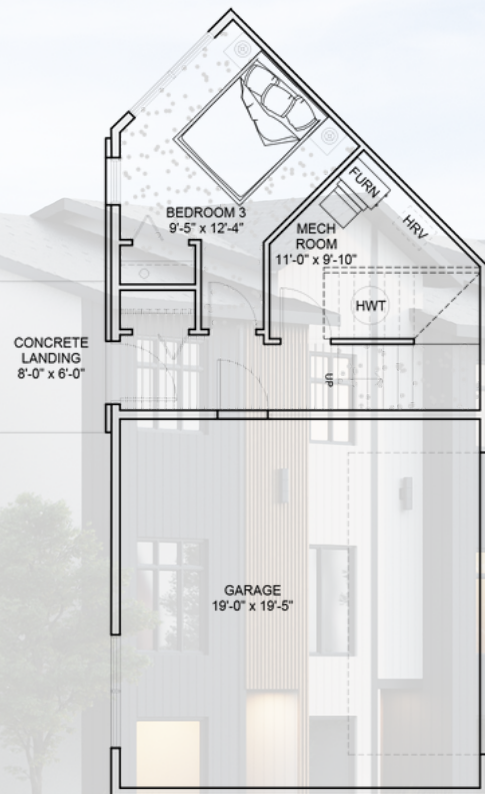
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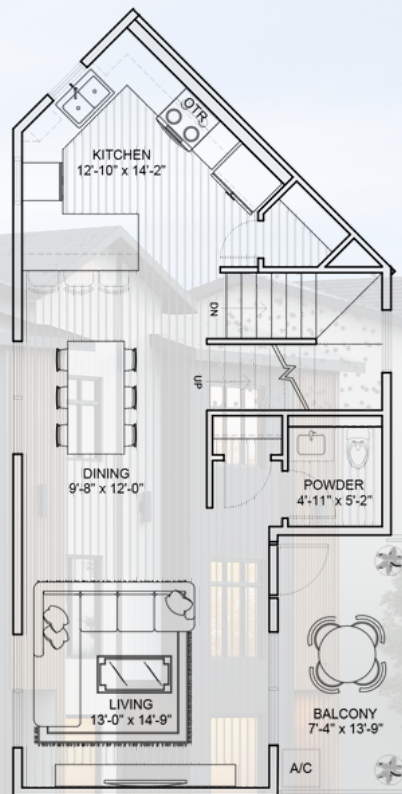
The Developer reserves the right to change plans, specifications, features, materials, and dimensions without notice in its sole discretion. All renderings, colour schemes, floor plans, maps and displays are artists' conceptions and for illustration purposes only. See sales representative for full details. E&OE.

The Sapphire

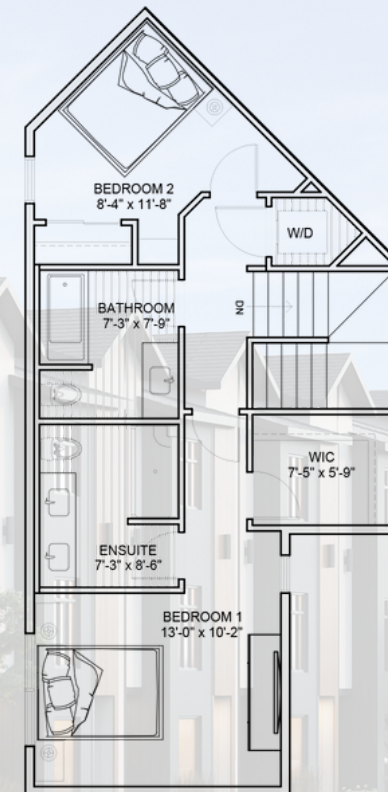
🏠 1597 SF 🛏 3 Bed 🚿 2.5 Baths



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR

- Main floor Entrance offers a Work/Live Area with Attached Garage
- Open concept kitchen, living & dining space on the 2nd floor
- Primary and Second Bedroom with Ensuite & Walk-in-closet on 3rd floor

- 3rd Floor Laundry for added convenience
- Concrete Landing on the Main Floor with Private Balcony on the 2nd floor
- 1 - 2 - 5 - 10 New Home Warranty

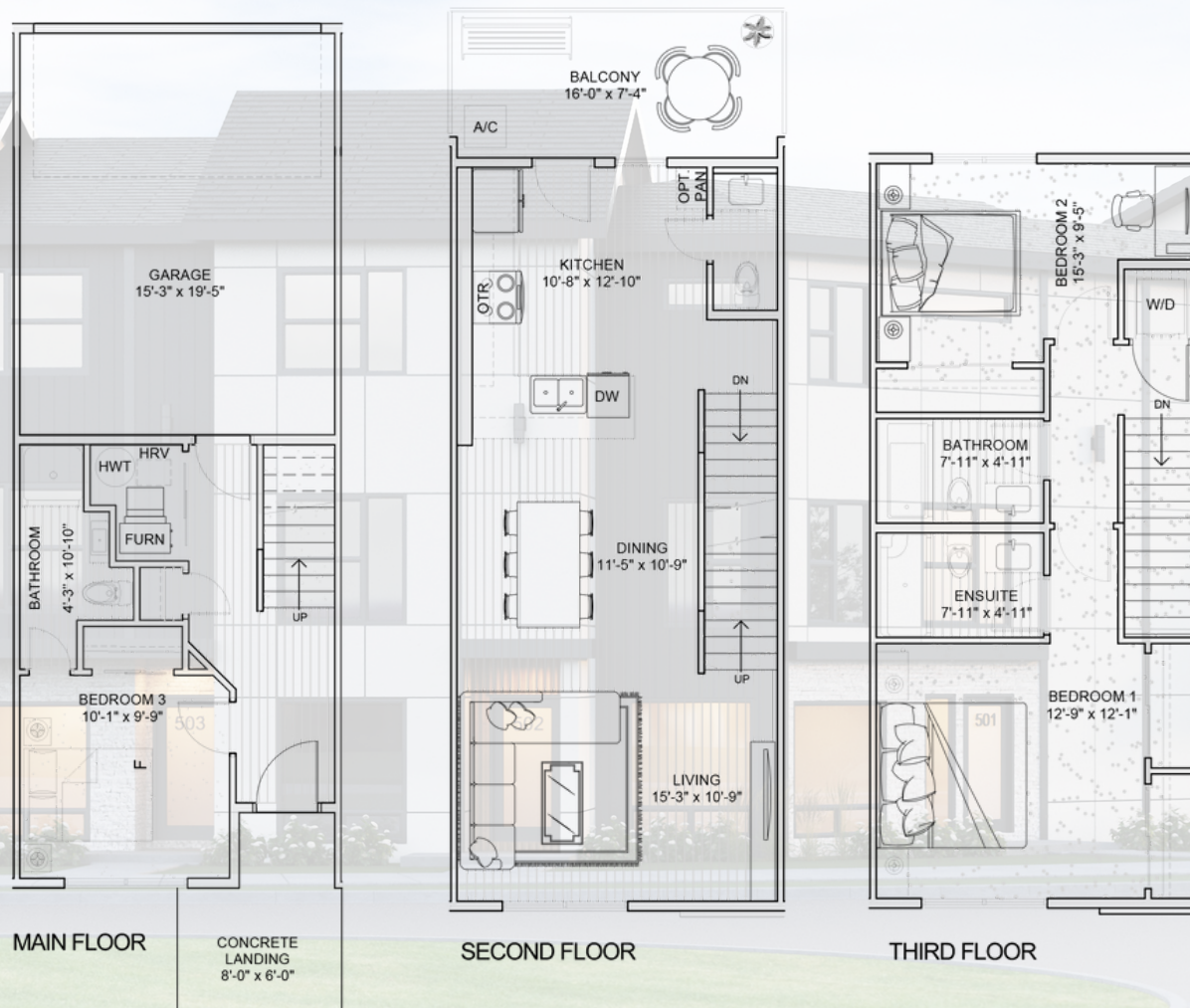
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The Amber II

🏠 1,485 SF 🛏 3 Bed 🚿 3.5 bathroom



DETAILS:

- Main floor Entrance offers a Work/Live Area with half bathroom and attached garage
- Open concept kitchen, living & dining space with half bathroom on the 2nd floor
- Primary and second bedroom with ensuite & walk-in-closet on 3rd floor
- 3rd Floor laundry for added convenience
- Concrete Landing on the main floor with private balcony on the 2nd floor
- 1 - 2 - 5 - 10 New Home Warranty

Features & Finishes



Community

- Pet-friendly
- 8' x 6' Concrete Landing, Private balcony & Attached Garage.
- 1-2-5-10 New Home Warranty

Kitchens

- Kitchen Craft Contempra Melamine cabinetry throughout
- Quartz countertops (2cm) in decorative colours
- Double-basin under mount stainless steel sink
- Deluxe single-lever pull-out faucet in matte black finish

Bathrooms

- Contempra melamine vanity cabinets
- Laminate countertops in decorative colours
- White, comfort height low water consumption flush toilets w/lined tanks
- Drop-in or surface mount white sink
- Matte black hardware throughout
- Centrally ventilated to exterior
- One-piece 5' tub in main bathroom
- One-piece 5' shower w/door in primary ensuite

Interiors

- Painted white trim including all baseboards and casings
- 5-panel Masonite passage doors
- Matte black passage & privacy door levers
- Privacy lock to primary bedroom and all bathrooms
- Interior walls painted with primer coat & two finish coats in standard builder colour

Interiors (Continued)

- Flat-latex painted ceiling throughout all living areas
- Second floor ceiling height approximately 9'-0"
- Wire shelving in closets
- Carpet with 7lb foam underpad — location as per plan
- Luxury vinyl plank flooring — location as per plan
- Laundry area includes standard drain and taps for washer with exterior dryer vent and dryer outlet.

Electrical & Mechanical

- Decora light switches and plugs throughout
- Individual suite electrical metering
- Cable ready for Bell MTS & Shaw. Telephone, internet & cable TV outlets
- Hard wired smoke and carbon monoxide detectors
- 220-volt service for stove & dryer
- 60 gallon electric hot water tank
- Energy efficient electric furnace and air conditioning unit
- Central exhaust system with automatic controls

For a full list of all specifications, please contact our sales team at esprit@qualico.com.

FAQs – Esprit Heights



Q: Who is the developer and designer of Esprit Heights 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 Esprit Heights, and when will the project be ready for occupancy?

A: Construction began in Spring 2024; with our first condominium ready for occupancy in Winter 2024/25. Our display suite will be available for viewing in Fall/Winter 2024.

Q: How many buildings and suites will Esprit Heights have?

A: Esprit Heights is made up of six buildings with a total of 36 units (Four 5-plexes & Two 8-plexes). The development consists of the following floorplans:

- The Amber (1,485 SF | total of 19) Three-storey, 3 bed, 2.5 bath
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Q: What is included in the common element fees at Esprit Heights?

A: Common element fees include water and basic groundskeeping (grass cutting). Homeowners are responsible for their building/contents insurance, hydro, snow removal and mainting landscaping within the boundaries of their home, including watering and maintenance tasks.

Q: Are pets allowed at Esprit Heights?

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

Q: Are there any schools planned for Bison Run?

Yes! Bison Run School, a K-8 school, opened its doors on January 30, 2023 and is located just down the street from Esprit. Also, Pembina Trails Collegiate, a 9-12 high school has open its doors in September 2023.

Q: What comes as a standard with my home at Esprit Heights?

- Kitchen Appliance Package
- Air Conditioning
- Kitchen Craft Contempra Melamine cabinetry throughout
- Quartz countertops in kitchen; laminate in bathrooms
- Designer lighting package & plumbing fixtures
- Luxury vinyl plank flooring & carpet (location as per plan)
- Energy efficient electric furnace

Q: Can I select my own design finishes for my home at Esprit Heights?

Yes! When you choose a pre-sale home with StreetSide, you get the opportunity to meet with our experienced Design Consultant, in our Design Centre, and make your interior selections such as colors, finishings & optional upgrades (such as washer/dryer package, kitchen island, additional storage options, electric fireplace, kitchen backsplash and much more).

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LEARN MORE AT [ESPRITCONDOSWPG.CA](https://www.espritcondoswpg.ca)

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