



LYNX GATE

ESTATES

Street**Side**

A QUALICO Company

This is where dreams grow.

Introducing Lynx Gate Estates by StreetSide Developments - a place for your family to get the most out of life by taking exterior maintenance out of the equation. Located in North Winnipeg's Aurora at North Point, this collection of modern two-storey townhomes offer ample space for your family. Take a stroll through the nearby parks and pathways, explore the shops and restaurants nearby, and have a backyard barbecue on your deck - all on the same day. At Lynx Gate Estates, your options are endless.



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A modern interior scene featuring a long, black, rectangular pendant light fixture with five exposed Edison-style bulbs hanging over a dark, round dining table. The table is set with white ceramic bowls and saucers, and a white vase with greenery. In the background, a bright, minimalist kitchen area is visible through an open doorway, featuring white cabinetry and a round mirror on the wall. The floor is made of light-colored wood planks.

Features & Finishes

The townhomes at Lynx Gate Estates reflect the craftsmanship and attention to detail that StreetSide Developments is proud to be known for. Inside, you'll find thoughtfully designed spaces with KitchenCraft custom cabinetry, quartz countertops, and durable yet stylish luxury vinyl plank flooring underfoot. Every detail has been carefully selected—from the designer lighting package and modern fixtures to the smooth three-coat painted walls and soaring 9-foot main floor ceilings.

Whether you're showcasing your culinary skills in the beautifully appointed kitchen, gathering with friends or relaxing in your private backyard, your home at Lynx Gate Estates is designed for both everyday comfort and special occasions.

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*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 Lynx Gate Estates Condominiums.

Site Map



32 LYNX STREET



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- 2-Storey, 3-Bedroom Townhomes with Attached Garage
- Main floor living space with large glass sliding doors to your own private back yard
- Modern finishes including Custom KitchenCraft Cabinetry, Matte Black Fixtures & Vinyl Plank Flooring on Main Floor
- Located in beautiful Aurora at North Point, surrounded by parks, schools & every day conveniences



Neighbourhood

Welcome to Aurora at North Point - a neighbourhood where your family can feel safe to explore & enjoy your surroundings. Aurora at North Point is a vibrant and picturesque new family community in North Winnipeg. The area includes over 220 acres of mixed use development, including a beautiful centralized pond and park, providing the perfect setting for an active and energetic lifestyle.

Aurora at North Point features a wide variety of targeted lifestyle enclaves that complement the natural terrain and promote family interaction, including relaxing walking paths, rest and play areas, and an abundance of natural green space. Convenient commercial development will also provide easy access to amenities, so you can spend more time with family and friends.



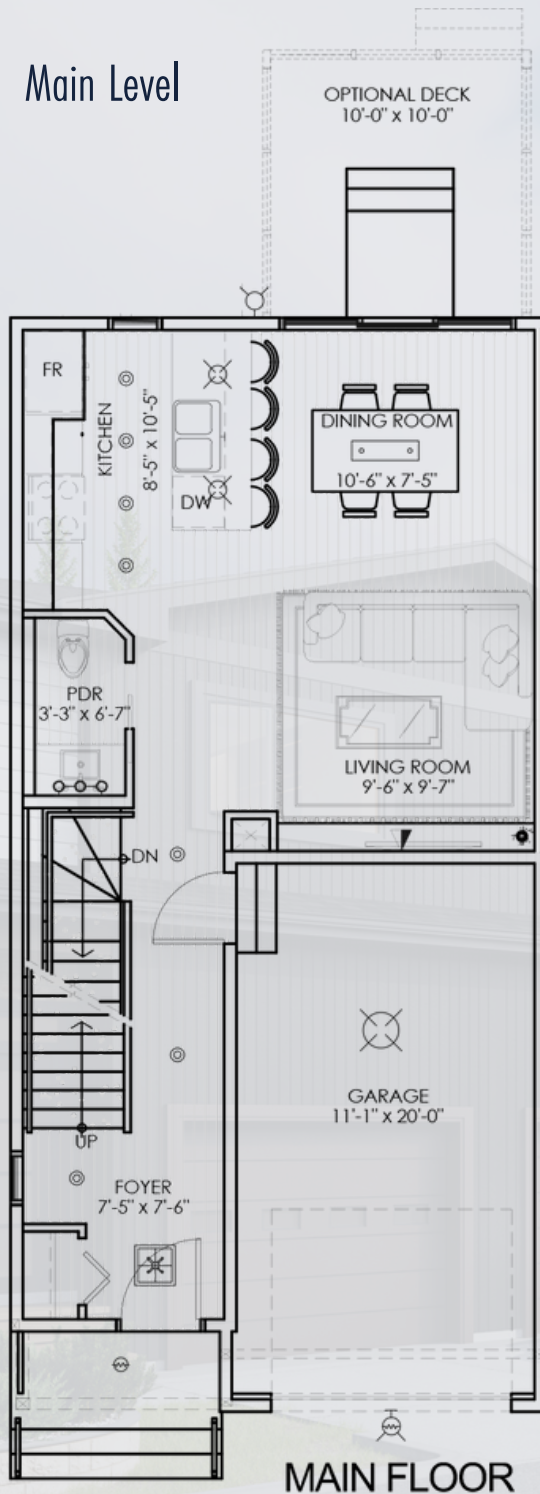
The Aurora



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Main Level



2-Storeys, 1325 SF.



3 Bedrooms



2.5 Baths



Attached Single Car Garage

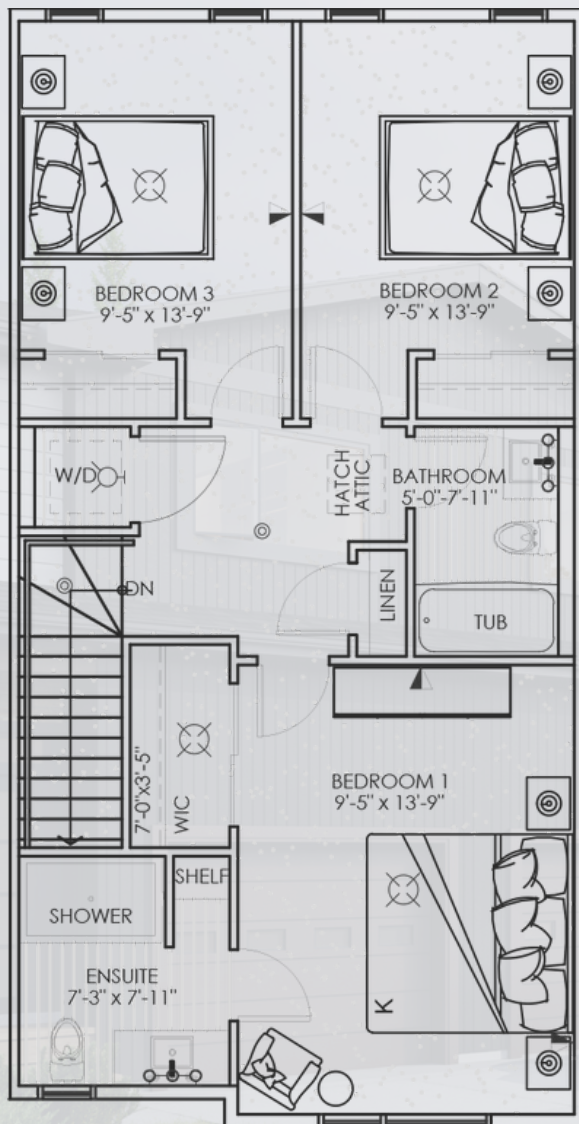
The Aurora

Second Level



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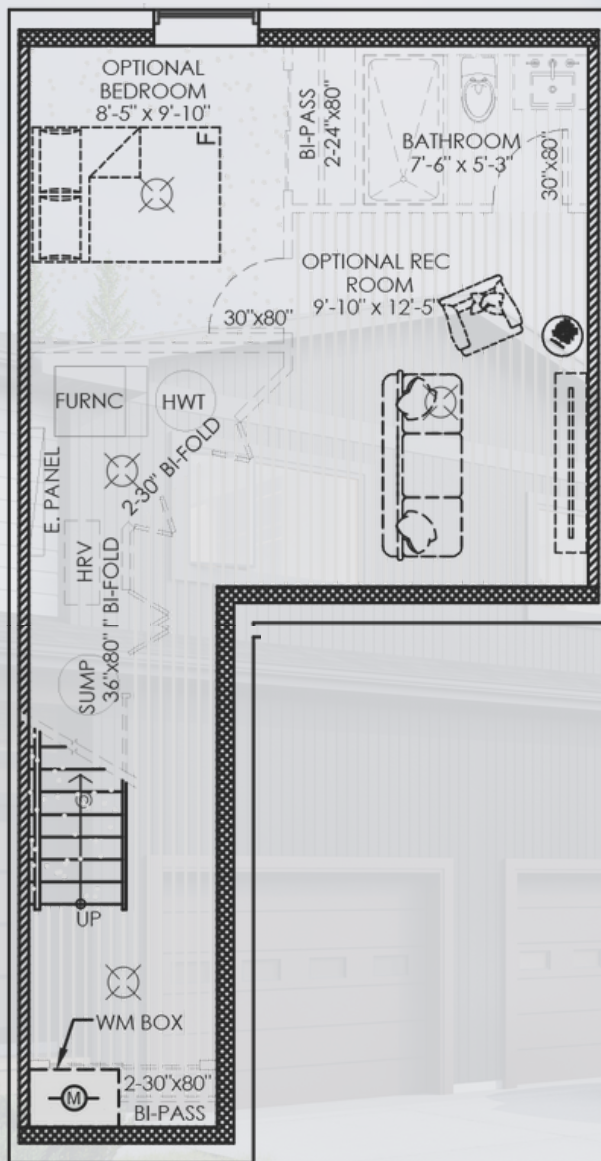
Our townhomes feature:

- Quartz Countertops in the Kitchen
- Vinyl Plank Flooring on the Main Floor
- Second Floor Laundry
- Primary Ensuite Bathroom
- Unfinished Basement with Optional Development
- Fully Landscaped Front & Backyard
- 1-2-5-10 New Home Warranty Coverage

The Aurora


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Optional Lower Level Development



Specifications



OUR LOCATION

- Located off of Murray Avenue at 32 Lynx Street in Aurora at North Point, close to schools, parks and many shops & services.
- Pet-friendly
- Fully landscaped front & backyards
- 1-2-5-10 New Home Warranty

KITCHENS

- Custom KitchenCraft Cabinetry (See Sales Team for Details)
- Granite Mountain Quartz Countertops in Decorative Colours
- Double-basin under mount stainless steel sink
- Deluxe single-lever pull-out faucet in matte black finish

BATHROOMS

- Custom KitchenCraft Cabinetry (See Sales Team for Details)
- Laminate countertops in decorative colours
- White, low water consumption flush toilets w/lined tanks
- Matte black hardware throughout
- Centrally ventilated to exterior
- One-piece 5' tub in main bathroom
- One-piece 5' shower w/door in primary ensuite

INTERIOR FINISHES

- Interior walls painted with primer coat and two finish coats in standard builder colour
- Painted white trim including all baseboards and casings
- 2-panel Masonite passage doors
- Matte black passage & privacy door levers
- Privacy lock to master bedroom and all bathrooms
- Black bath hardware
- Flat-latex painted ceiling throughout all living areas
- Main floor ceiling height approximately 9'-0"
- Wire shelving in closets
- Carpet with 7lb foam underpad — location as per plan
- Luxury vinyl plank flooring with solid core — location as per plan

DRYWALL & INSULATION

- Exterior walls 2" x 6" wood stud framing with R20 insulation
- Demising walls are constructed of double stud wall with air space between, two layers of drywall sheathing each side and batt-type sound insulation (STC rating of 66)
- Garage demising walls comprised of double 2x4 stud walls, sound batt insulation and single layer of Type X 5/8" drywall both sides

ELECTRICAL & MECHANICAL

- Decora light switches and plugs throughout
- Individual suite electrical metering
- Cable ready for Bell MTS & Shaw. Telephone, Internet & Cable TV outlets
- Pre-wired for future alarm system
- Hard wired smoke and carbon monoxide detectors
- 220 volt service for stove & dryer
- 60 gallon electric hot water tank
- In-suite smoke detector
- 2 garage remotes & wireless keyless entry

For more information, please contact Anita Sharma Turner, RE/MAX Associates at (204) 989-9000 or lynxgate@qualico.com.

Lighting Package


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Dining Room Chandelier



Second Floor Bathroom Vanity



Master Bedroom Flush Light



Interior Potlights



Main Floor Bathroom Vanity



Master Bedroom & Lower Level Flush Light



Kitchen Island Pendant



Entry Flush Mount



Exterior Potlights



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Contact

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LEARN MORE AT lynxgate.ca

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