



THE  
**Brookstone**

*Selkirk's Finest Bungalow Condominiums*

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**Developed by:** Queenston Developments

**Homes built by:** R&B Homes

**Marketed and sold by:**

Century 21 Advanced Realty

Geoff & Regan Archambault

(204) 997-1761



[TheBrookstone.ca](http://TheBrookstone.ca)

# Welcome Home

Established along Selkirk's Manitoba Avenue, The Brookstone combines convenient access to all the hustle and bustle of downtown Selkirk with the relaxing charm of a quiet and secluded community. Enjoy the comforts and ease of living in a condominium complex while retaining the privacy of a bungalow home.

With two different floor plans, a perfect option awaits you. Modern with a comforting traditional aesthetic, The Brookstone will exceed your expectations for quality design, unique details and character finishings.

Welcome to urban living in Selkirk. Welcome Home.

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# Beautiful Location

A photograph of an elderly couple standing in front of a modern, two-story bungalow-style building. The man is pointing towards the building, and the woman is looking at him. They are both smiling. The building has a dark roof and large windows. The sky is blue with some clouds.

The Brookstone is a bungalow style condominium development that will provide 49 housing units within a vibrant, urban environment. Nestled between a brand new municipal library and a recently development assisted living facility, The Brookstone features sensitive site design elements, individual private decks, integrated visitor parking areas, treed streets and inviting landscaping.

The Brookstone has been painstakingly designed to deliver outstanding living spaces with quality finishes - inside and out - at surprisingly affordable prices. Exterior detailing will include rich stone, premium stucco and generous trim detailing, all in warm, instantly familiar tones.

These two and three bedroom units (1309 and 1446 square feet) feature two bathrooms, generous walk-in closets and abundant storage. With main floor laundry facilities and open concept living and dining areas, these suites are everything you've been looking for. Full basements provide even more storage options and the opportunity for additional bedrooms.

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# Quality Design



The interior spaces will be finished with quality materials, floor finishes, high-efficiency windows and fresh, modern colours. Every home will have a double car garage with enough driveway space for additional parking.

The Brookstone continues the Selkirk tradition of maximizing the beauty of surrounding areas and creating opportunities to enjoy the outdoors.

Designed to promote community interaction, The Brookstone capitalizes on the walkability of the Selkirk community and provides the perfect opportunity for an easy, yet active, lifestyle.

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# UNIT A AND B

1309 SQ. FT  
2 BED  
2 BATH

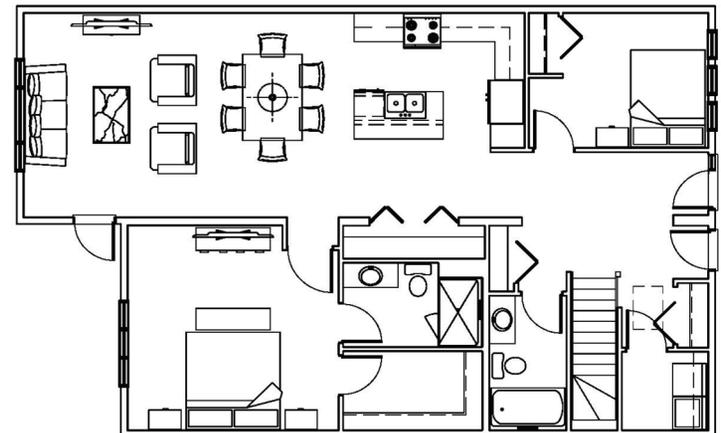


## Floor Plans

All "A" and "B" units include a spacious master bedroom, a second bedroom, two bathrooms, a two-car garage and a full basement. With 9' ceilings and an open concept, each unit has a light-filled spacious feeling. As end units, "B" units have an additional window in the dining room, bringing in even more light into the space.

\*Please note that the 3D floor plan shows an added fireplace. This is a purchase option.

\*\*Although every effort is made to ensure that these plans are as accurate as possible, they are subject to change.



# UNIT C

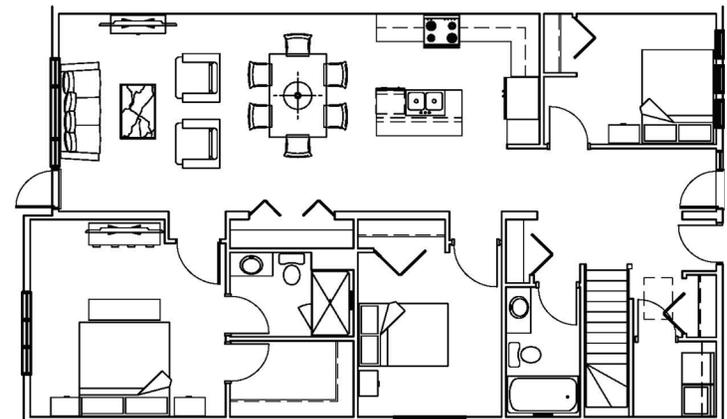
1446 SQ. FT  
3 BED  
2 BATH



## Floor Plans

All "C" units include a spacious master bedroom, two additional bedrooms, two bathrooms, a two-car garage and a full basement. These units boast the same 9" ceilings and open concept layout. The generous third bedroom makes this the perfect suite for a family or frequent entertainers.

\*Please note that the 3D floor plan shows an added fireplace. This is a purchase option. \*\*Although every effort is made to ensure that these plans are as accurate as possible, they are subject to change.



# THE SITE PLAN



# Builder Specifications

## Schedule B

### **WARRANTY- NHWP MEMBER #8710**

- 5 Year National Home Warranty Program
- 1 Year full service warranty as specified in the National Home Warranty Program
- Year end warranty painting by Homeowner

### **BASEMENT**

- 8" concrete walls with damp proofing seal
- 4" concrete floor over 6"-10" of 3/4" clean stone
- 8' 4" high concrete walls
- Radon gas protection under basement floor
- Basement windows as per plan
- Steel reinforced walls as per engineer

### **FLOOR SYSTEMS**

- Engineered silent floor joists
- Sturdy Floor sub floor, glued and screwed to joists
- Pro board high density underlay under vinyl areas

### **EXTERIOR WALLS**

- 2" x 6" lumber at 16" O.C. with 7/16" sheathing
- R-20 batt insulation
- Acoustical caulk, super seal
- 6 mil CGSB poly vapour barrier
- Tyvek house wrap
- 5" pre-finished aluminum eaves trough
- Exterior colours pre-selected
- Continuous vented aluminum soffits

### **INTERIOR WALLS**

- 9' ceilings
- 2" x 4" walls, 16" O.C.
- 2" x 6" plumbing walls

### **EXTERIOR**

- 6'X14' deck with rail, stairs and privacy divider
- Landscaped lots
- Maintenance free

### **KITCHEN CABINETS**

- Kitchen Craft traditional maple cabinets
- Choice of 4 maple door styles & 1 optional white
- Laminate countertops

### **WINDOWS AND DOORS**

- No maintenance PVC windows Heat Smart 1 dual Low-E argon
- Steel exterior doors
- Decorative grills on front elevation

### **HEATING**

- High efficiency gas furnace
- Heat Recovery Ventilator (HRV)
- Programmable thermostat
- White metal grills

### **CEILING**

- 1/2" fireguard drywall
- R-50 insulation in attic
- 6 mil CGSB poly

# Builder Specifications

## Schedule B

### ROOF

- Engineered roof trusses, 2' O.C.
- 7 /16" OSB board c/w H clips
- Limited lifetime fiberglass laminate shingles
- Shingle colour - Landmark Driftwood
- Ice and water shield in valleys and eaves

### EXTERIOR FINISH

- Mineret Bluffstone Cultured stone
- Certainteed concrete siding window trim
- Imasco Serenity 830-IP stucco
- Stucco finish - flattened trowelled
- Foundry #820 Vinyl shakes in roof gables

### APPLIANCE PROVISIONS

- Roughed in electrical & plumbing for dishwasher
- 220 volt outlet for stove
- 220 volt outlet for dryer (dryer vented outside)
- 110 volt outlet for washer plus stand pipe
- Decora plugs and switches
- Roughed in central vac - main floor
- Range hood supplied and installed complete with light and fan, vented outside
- Island appliance plug

### PLUMBING

- Steel Queen stainless steel kitchen sink, c/w double compartment with strainers and single lever handle Delta Waltec tap
- Vanity sinks and laminate countertops
- 1 piece acrylic tub in main bath
- 4' acrylic shower in ensuite c/w shower door
- Lined toilets
- 65 gallon electric hot water tank
- Pressure balance valve
- Two external taps (lawn service)
- 3 piece roughed in plumbing in basement
- Floor drain and sewer backup valve
- Sump pit and submersible pump

### BASEMENT EXTERIOR FROST WALLS

- 8' high walls
- 2" x 4" framing, 24" O.C.
- R-20 insulation and poly floor to ceiling
- Pressure treated bottom plate
- Spray foam basement joist cavities-exterior walls

### FINISH & MIRRORS

- All walls painted with primer coat plus two coats of latex paint, neutral wall colours
- Vanity mirror, full length of vanity
- Ceilings painted
- 2 panel raised white interior doors
- 3" & 4" white MDF baseboards and casings
- Weiser Fairfax door handles
- Shelving, pre-finished wire. One per standard clothes closet. Four shelves in W.I.P. Three in linen closet. One standard height and 1 upper/lower in W.I.C.

### DRIVEWAY

- 18' wide concrete driveway
- 4' wide concrete walk from drive to step

# Builder Specifications

## Schedule B

### **GARAGES**

- 8" wide, 2' high grade beam with piles
- Windows as per plan
- Floor is an average of 5" thick, gravel base, dowelled to foundation, steel reinforced as required
- Attic access through garage
- Maintenance free insulated R-10 overhead door

### **ELECTRICAL**

- Pre-wired telephone and cable (4 outlets)
- Bathroom GFI outlets as per plan
- 100 amp circuit panel installed
- Two exterior outlets, GFI circuit
- Plugs for garage door opener
- Carbon monoxide & smoke detector to code

### **LIGHTING**

- Russel-Monroe collection light fixture package
- 4 pot lights in living room
- 3 pot lights in kitchen
- 2 pendants over island
- Exterior pot lights

### **FLOORING**

- Phenix PHOOI with Emerald under pad through Greatroom, Master bedroom, WIC, Bedrooms and stairs
- Tarkett Custom Pro vinyl through Foyer, laundry, Hallway to Kitchen, Dining area, Main bath & Ensuite

# Pricing

UNIT #	UNIT TYPE	DESCRIPTION	BASE PRICE	GST**	TOTAL BASE PRICE
101*	C	3 bedroom/2 bath	\$329,737.00	\$16,486.85	\$346,225.85
103	C	3 bedroom/2 bath	<b>SOLD</b>		
105	C	3 bedroom/2 bath	\$320,000	\$16,000	\$336,000
107	A	2 bedroom/2 bath (interior)	\$300,000	\$15,000	\$315,000
109	B	2 bedroom/2 bath (exterior)	\$305,000	\$15,250	\$320,250
111	B	2 bedroom/2 bath (exterior)	<b>SOLD</b>		
113	B	2 bedroom/2 bath (exterior)	<b>SOLD</b>		
115	B	2 bedroom/2 bath (exterior)	\$305,000	\$15,250	\$320,250
117	A	2 bedroom/2 bath (interior)	\$300,000	\$15,000	\$315,000
119	C	3 bedroom/2 bath	\$320,000	\$16,000	\$336,000
110	B	2 bedroom/2 bath (exterior)	\$320,000	\$16,000	\$336,000
108	A	2 bedroom/2 bath (interior)	\$315,000	\$15,250	\$330,750
106	C	3 bedroom/2 bath	\$335,000	\$16,750	\$351,750
104	B	2 bedroom/2 bath	\$305,000	\$15,250	\$330,250
102	B	2 bedroom/2 bath	\$305,000	\$15,250	\$320,250

\* Includes cost of upgraded features but not appliances

\*\* Does not reflect GST rebate

# Pricing

UNIT #	UNIT TYPE	DESCRIPTION	BASE PRICE	GST**	TOTAL BASE PRICE
121	C	3 bedroom/2 bath	\$337,500	\$16,876	\$354,375
123	A	2 bedroom/2 bath (interior)	\$317,500	\$15,875	\$333,375
125	B	2 bedroom/2 bath (exterior)	\$322,500	\$16,125	\$338,625
127	B	2 bedroom/2 bath (exterior)	\$322,500	\$16,125	\$338,625
129	A	2 bedroom/2 bath (interior)	\$317,500	\$15,875	\$333,375
131	C	3 bedroom/2 bath	\$337,500	\$16,876	\$354,375
154	C	3 bedroom/2 bath	\$342,500	\$17,125	\$359,625
156	A	2 bedroom/2 bath (interior)	\$322,500	\$16,125	\$338,625
158	B	2 bedroom/2 bath (exterior)	\$327,500	\$16,375	\$343,875
160	B	2 bedroom/2 bath (exterior)	\$327,500	\$16,375	\$343,875
162	A	2 bedroom/2 bath (interior)	\$322,000	\$16,125	\$338,625
164	C	3 bedroom/2 bath	\$342,500	\$17,125	\$359,625
133	C	3 bedroom/2 bath	\$335,000	\$16,750	\$351,750
135	A	2 bedroom/2 bath (interior)	\$315,000	\$15,750	\$330,750
137	B	2 bedroom/2 bath (exterior)	\$320,000	\$16,000	\$336,000

\*\* Does not reflect GST rebate

# Pricing

UNIT #	UNIT TYPE	DESCRIPTION	BASE PRICE	GST**	TOTAL BASE PRICE
139	B	2 bedroom/2 bath (exterior)	\$350,000	\$17,500	\$367,500
141	B	2 bedroom/2 bath (exterior)	\$350,000	\$17,500	\$367,500
142	B	2 bedroom/2 bath (exterior)	\$335,000	\$16,750	\$351,750
143	C	3 bedroom/2 bath	\$355,000	\$17,750	\$372,750
144	A	2 bedroom/2 bath (interior)	\$330,000	\$16,500	\$346,500
145	C	3 bedroom/2 bath	\$355,000	\$17,750	\$372,750
146	C	3 bedroom/2 bath	\$350,000	\$17,500	\$367,500
148	B	2 bedroom/2 bath (exterior)	\$320,000	\$16,000	\$336,000
147	C	3 bedroom/2 bath	\$355,000	\$17,750	\$372,750
150	B	2 bedroom/2 bath (exterior)	\$320,000	\$16,000	\$336,000
149	A	2 bedroom/2 bath (interior)	\$335,000	\$16,750	\$351,750
151	A	2 bedroom/2 bath (interior)	\$335,000	\$16,750	\$351,750
153	C	3 bedroom/2 bath	\$355,000	\$17,750	\$372,750

\*\* Does not reflect GST rebate

# Options

## PRICE

### FLOORING

#### Laminate Flooring : Cascade of Lisbon Laminate

1309 sqft - Hall, Kitchen, dining & great room

\$3,000.00

1441 sqft - Hall, Kitchen, dining & great room

\$3,200.00

#### Hardwood and Vinyl upgrade

Bistro or San Marino hardwood (hall, kitchen, dining and greatroom) and Manninton Colorado Slate vinyl (foyer, laundry, main bath and ensuite)

\$5,550.00

### KITCHEN

#### Tiled backsplash

Marble Mosaic #Tuana Herringbone

\$1,664.00

#### Cabinet Options

Door Styles: Lockhart, Tamarind, Templeton, Salem

Colours: Natural, Ginger, Tuscan, Toffee, Nutmeg, Bordeaux, Cappuccino, Espresso

OTR cabinet layout

OTR installed

\$455.00

24" upper fridge cabinet

\$210.00

30" Bank of Drawers

\$190.00

42" Bank of Drawers

\$435.00

Top trim SBM296

\$370.50

Top trim SBM296C

\$546.00

Light rail SBM 296 (add \$350 for under counter lighting)

\$370.50

Banjo countertop in bathroom (price per bathroom)

\$272.00

Extended mirror for banjo top (price per bathroom)

\$204.00

Elite laminate in kitchen and baths

\$396.50

Quartz countertops in kitchen only

\$6,084.00

Veneer ends and toe kicks (3 colours available)

\$962.00

Melamine drawer box with soft close std. ext. tracks

\$150.00

# Options

## PRICE

### APPLIANCE PACKAGE\* (see details sheet)

#### Stainless Steel Package

Samsung fridge, stove, dishwasher, OTR, washer & dryer

\$6,500.00

#### White or Black Package

Frigidaire fridge, stove, dishwasher, OTR, washer & dryer\*

\$4,900.00

### AIR CONDITIONING

Standard Central Air Conditioning

\$3,500.00

### ALARM SYSTEM

Accurate Alarm package

\$690.00

### CENTAL VACUUM

Thoro Vac Silver package c/w electric dustpan

\$1,859.65

2 additional outlets with basement development

\$335.00

### LIGHTING

Exterior pot lights (each light)

\$104.00

Interior flat potlights (each light)

\$136.00

Under cabinet lighting (additional \$285 required for cabinet light rail)

\$455.00

### ADD ELECTRICAL PLUGS OR SWITCHES

Each additional plug/switch

\$64.00

### GARAGE OPTIONS

Insulate and drywall c/w attic hatch and 6 wall plugs

\$4,950.00

Paint garage

\$652.50

1/2 hp garage door opener

\$450.00

Keyless entry to garage

\$97.50

# Options

## **PRICE**

### **LEVER DOOR HANDLE PACKAGE**

Galiano Weiser Lever Handles

\$475.00

### **FIREPLACE**

33" Gas fireplace c/w maple mantle and tile surround

\$5,920.00

Dimples BFL 50 - 4500BTU Electric Fireplace c/w remote

\$3,022.50

Dimplex Calet - 4231BTU Electric fireplace - switched

\$1,518.82

### **ADDITIONAL PAINT COLOURS**

Light colour

\$200.00

Medium colour

\$255.00

Dark colour

\$400.00

### **FINISHED BASEMENTS**

#### **Recroom, bathroom and bedroom finished in basement**

1309 sqft plan

\$33,280.00

1441 sqft plan

\$37,180.00

**Dated: April 17, 2018**

GST extra on all items

Prices subject to change based on supplier cost



For more information, please contact:



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