



PRAIRIE CROSSINGS  
COMMUNITY



109 PRAIRIE CROSSINGS COURT

**2110 SF** (finished living space)  
3 bed | 2½ bath  
starting at \$295,032

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

## Interior

- Main floor features 9ft ceilings and open floor plan
- Fully finished basement with 8ft drywalled ceilings
- Shaker style cabinets and solid quartz countertops in kitchen and bathrooms
- Tile backsplash and under cabinet lighting in kitchen
- Stainless steel stove, dishwasher and upgraded fridge with waterline
- Slatwall MDF feature wall with rustic solid-wood mantle
- Basement bar with floating maple shelves

## Exterior

- Cultured stone and hardie board siding on front elevation
- Pre-finished aluminum fascia, soffits, eavestroughs and downspouts
- Deck and front covered veranda

## Weather sealing

- R22 fibreglass insulation on exterior walls
- R50 blown insulation on straight ceilings
- 6 mil grade CGSB poly on ceilings/exterior walls (super sealed) with caulking applied to top and bottom plates.
- Outer walls are wrapped in Tyvek (or similar) with all openings taped and sealed
- Spray foam insulation around entire perimeter floor system

## Doors & windows

- Overhead metal insulated (R12) garage door with 1/2hp opener
- One keyless remote entry for overhead door
- White PVC tri-pane windows

## Construction

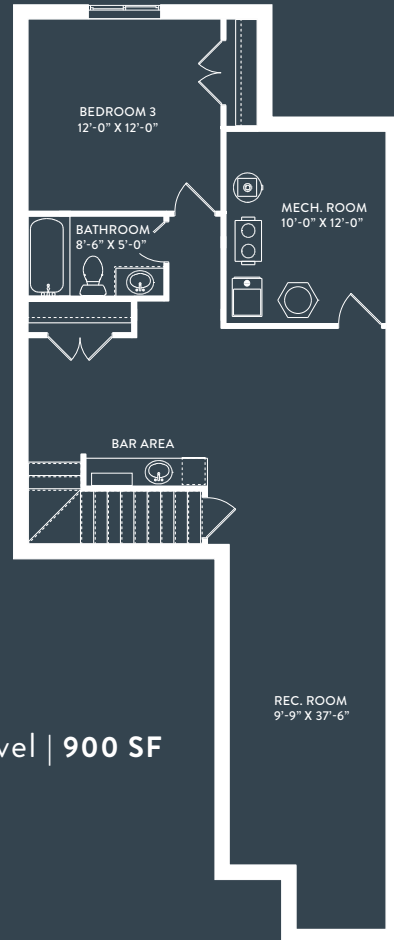
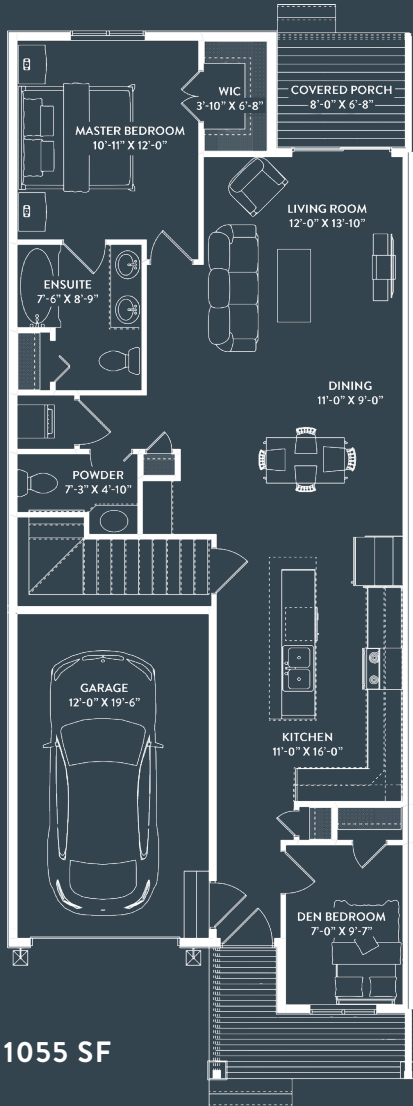
- Partition wall consists of two 2x4 framed walls with 1" air space - both walls are insulated and double 5/8" fire rated drywall is applied on both sides
- Basement floor sealed for radon gas protection
- Engineered TJI floor system at 16-inch o/c
- ICF Foundation
- Exterior walls are 2x6 at 16-inch o/c with 7/16-inch OSB sheeting.
- Interior non-bearing walls are 2x4 at 16-inch o/c

## Electrical, plumbing & heating

- Modern lighting package supplied and installed
- Carbon, heat and smoke combination detectors directly wired
- Christmas light plug on separate switch
- 40 gallon electric hot water tank
- Submersible sump pump installed
- 95% high-efficient electric furnace installed
- HRV and air conditioner installed
- Electric fireplace installed in living room

## Extras

- 1, 2, and 7 year New Home Warranty with "New home Warranty Program of Manitoba"
- Insulated attached garage with direct suite entry
- Concrete driveway
- 5 appliances included with all units





### A Natural Place to Live

Nestled around 1.5 acres of parkland, walking trails, and ponds in the quiet and growing community of Niverville, Prairie Crossings offers the best family and pet friendly townhome development available in southeastern Manitoba.



**NICK BERGMANN**

RE/MAX One Group  
204.230.6762  
nick@prairiecrossings.ca