

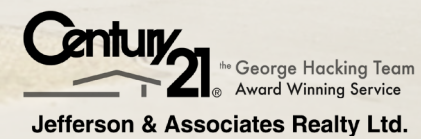
DUFFERIN AVENUE CONDOMINIUMS



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FEATURES

BUILDING AMENITIES

- + BBQ-friendly courtyard or second / third floor decks
- + powered parking stall
- + heritage monument on-site

SUITE DESIGN

- + modular style and high insulation values promote great sound separation and privacy between suites
- + open concept living / dining room
- + north and south exposure for all units provides cross-ventilation, increased daylight and a variety of views
- + large, operable windows offer abundant natural light
- + all utilities are individually controlled and monitored in each suite

SUITE AMENITIES + FINISHES

- + stainless steel appliances [refrigerator, oven, dishwasher, range hood microwave & washer / dryer]
- + modern lighting and plumbing fixtures
- + European-style kitchen cabinets
- + insulated garden entry door
- + electric baseboard heat
- + in-suite laundry with stacked washer / dryer
- + individual 40 gallon hot water tanks

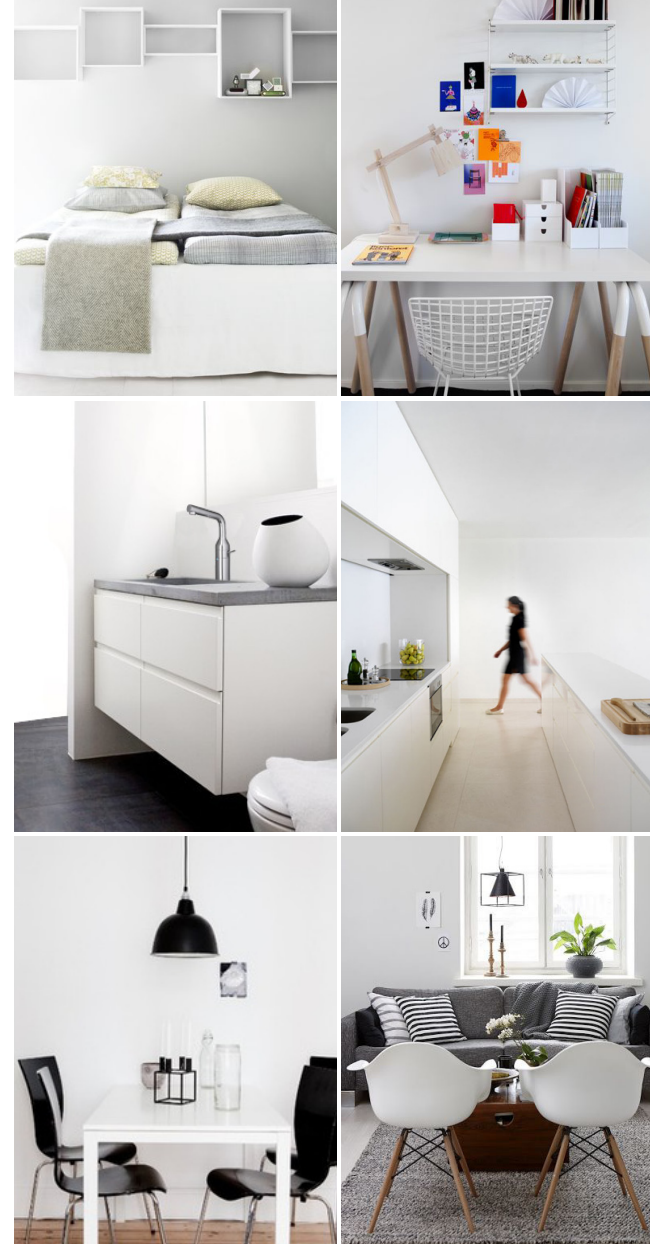
STANDARD

- + wood laminate
- + vinyl tile
- + plastic laminate
- + painted doors

UPGRADE

- + engineered hardwood
- + heated ceramic tile
- + solid surface
- + high gloss

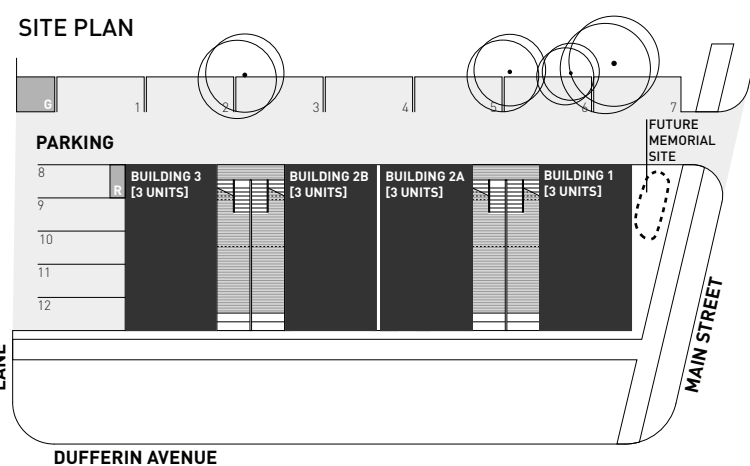
LIVING ROOM FLOOR
BATHROOM FLOOR
KITCHEN COUNTER
CABINET FINISH



SUMMARY

Located in the City of Selkirk, the project consists of twelve 800 sqft, two bedroom units. Ground floor suites have private courtyards, while second and third floor suites have access to exterior decks. Surrounded by an abundance of natural beauty on the banks of the Red River, Selkirk is the perfect place to live, work and play – and Dufferin Avenue Condominiums are the perfect place to call home.

A small portion of the site facing Main Street has been allocated to the City of Selkirk and the local group committed to honouring the 29 World War II veterans of Dufferin Avenue. The location of the memorial is noted on the adjacent site plan.



WHY CUSTOM PREFAB?

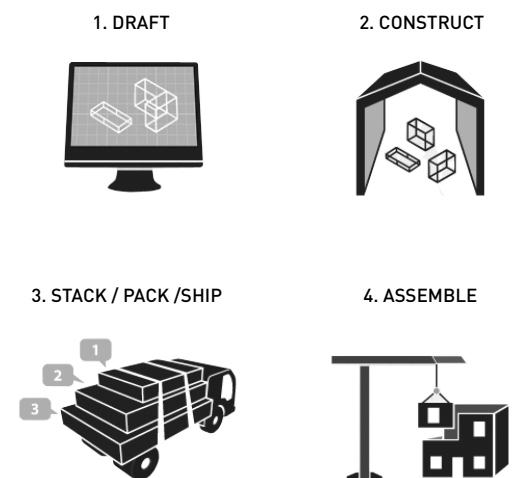
Dufferin Avenue Condominiums will be built by Holz Custom Prefab, a local company that uses a modern and efficient prefabrication method.

Every unit will be constructed off-site in a climate controlled production facility and shipped to site in easy to assemble modules. Custom prefab benefits the project [and ultimately, your future home] in a variety of ways:

- + fast construction schedule [early move-in date]
- + less waste [more environmentally friendly]
- + quality and cost control [superior finished product]

For more information about the prefab process, please visit Holz Custom Prefab at <http://www.holzconstructors.com>.

SELKIRK AMENITIES MAP



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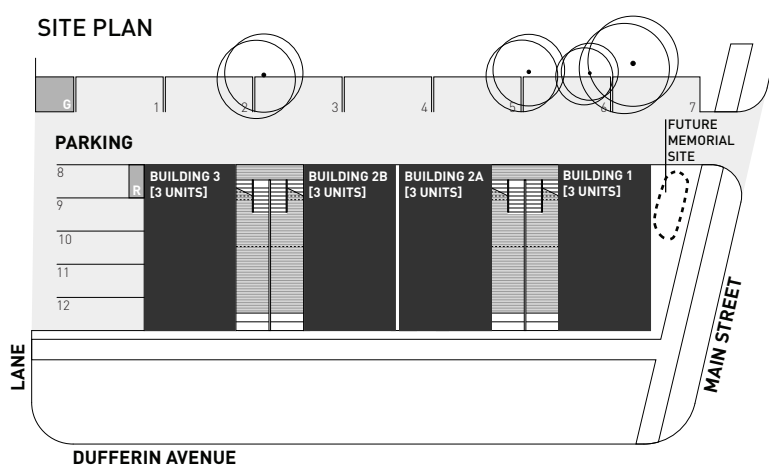


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SITE PLAN



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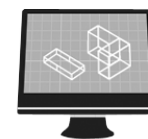
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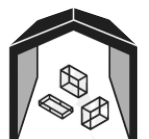
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SELKIRK AMENITIES MAP

1. DRAFT



2. CONSTRUCT



3. STACK / PACK / SHIP



4. ASSEMBLE

