



Features Of The Suite

- ~ High energy efficient furnace and central air
- ~ Triple glazed argon filled over-sized windows
- ~ Stainless steel appliance package included
- ~ Washer and dryer included
- ~ Window coverings included
- ~ Decora light switches
- ~ Interior heated parking
- ~ One large same level storage locker
- ~ 35 x 16 foot terrace with walk-out
- ~ Engineered hardwood flooring
- ~ Granite counter tops

The RossSisters and Associates

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Century 21® Canada - #7 Team by Units Sold in 2016

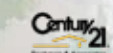
C21® Bachman Centurion Team Award 2016

Century 21® Centurion Honour Society 2014

Winnipeg REALTORS®

Gold, Silver and Bronze Board Builders

Winnipeg REALTORS® Silver Medallion Team Award 2015



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Welcome Home To 109-775 Sterling Lyon Parkway Oxbow of Tuxedo Point



Square Footage: 911

Gross Taxes 2017: \$2685.71

Percentage Ownership: 1.055 %

Monthly Condo Fees: \$236.04

Pays For: Contribution to the Reserve Fund,
Caretaking, Insurance Common Area,
Landscaping, Snow Removal, Management,

Parking, Recreation Facilities, Water and Hot Water.

Reserve Fund: \$64,785.37 as of November 20, 2017

Parking: U70 (interior-wide private space)

Locker: 117 (to the right of the elevators)

Unit Number: 6

Year Built: 2015

The Building

The Oxbow at Tuxedo Point was built with superb specifications including a piled concrete foundation, insulated concrete form exterior walls, eight inch hollow core concrete floors with a two inch concrete topping and triple-glazed argon filled windows. The building offers a secure entry and video surveillance. There is a sprinkler system throughout all common areas as well as the individual suites, two 2500 lb elevators, two sets of stairs, storage common room with kitchenette and fitness equipment.

The Suite

This main floor suite has nine foot ceiling height, a western exposure, two bedrooms, a four-piece bath, and utility room with in-suite laundry. There is a 35 x 16 foot terrace with walk-out from the suite plus an exterior light and outlet.

Front Entry

One enters the suite through a fire rated door that has a peep hole and dead bolt. The generous foyer has double coat closet, scone lighting and engineered hardwood flooring. The foyer opens onto the kitchen and four-piece bath.

Living Room: 14.33 x 11.15

The open concept living room offer engineered hardwood flooring, a modern paint palette and access to the terrace through the garden door. Blinds are included.

Dining Room: 13.08 x 9.83

This flexible space has engineered hardwood flooring, a four bulb track light and a modern paint palette.

Kitchen: 12.00 x 9.00

The kitchen is super functional with lovely dark cabinetry with brushed nickel pulls. The kitchen has a convenient pantry, pot drawers, plus a double stainless steel sink with a single lever faucet and a pull out sprayer. The stainless steel appliances with the over the range microwave which vents outside are included in the purchase price. The French door fridge has a bottom mount freezer and water/ice maker. The floor covering are engineered hardwood, a breakfast bar for three with three drop pendant lights and a cloud light over the working area of the kitchen. The counter tops are granite, there is under cabinet lighting and there is a garburetor.



Master Bedroom: 12.40 x 11.70

The master bedroom is fit for a king-sized bed and offers engineered hardwood flooring, a double clothes closet and a large window with wide slat horizontal blinds. There is a pocket door to the main bath.

Second Bedroom/Den: 9.83 x 9.42

Currently used as a personal gym, this secondary bedroom (no closet) has frosted glass French door entry, with a modern paint palette, engineered hardwood flooring and a large window with wide slat blinds.

Main Four-Piece Bath

This four-piece bath offers a one-piece bath, vinyl flooring, a large mirror, dual-flush commode, a GFIC outlet as well as a contemporary three bulb light fixture over the mirror.

Laundry/Storage Room: 5.67 x 4.83

The laundry/storage room offers a Frigidaire front loading washer/dryer set which is included in the purchase price. It is also home to the electrical panel and the ceiling hung high energy efficient furnace/AC (beneath the suspended ceiling). The flooring is vinyl. There is also shelving. (Please note that the Dyson vacuum is NOT included and will be removed prior to possession date).

