



101 – THE COTTONWOOD WEST IN THE CURRENT

1,845 sq.ft. suite plus 264 sq.ft. terrace / 2 bedrooms, 2 bathrooms plus den



Angela Kuchma
Salesperson



Gary Bachman
Salesperson



Ian Filips
Salesperson



Philip Hanstead
Broker



Susan E. Lemay
Salesperson



Wayne Gauld
Broker

Visit headwatersliving.com
Contact The Headwaters Team
at 1-855-792-8377.



101 – THE COTTONWOOD WEST (1,845 SQ.FT.)

Base Price (Including HST) \$ _____

The Unit

Living Space:

1,845 square feet plus a 264 sq.ft. terrace.

Kitchen/Dining:

14'0" x 9'5" galley kitchen with custom Kitchen Craft cabinets, pantry, granite counters with undermount sinks and upscale fixtures. Dining area is 18'11" x 8'0" open concept.

Living Room:

18'11" x 15'4" with plank flooring and stone/tile fireplace.

Bedrooms:

Two bedrooms, carpeted. 11'5" x 13'3" master has ensuite and walk-in closet. Second bedroom measures 9'7" x 11'11"

Den:

12'9" x 8'2"

Bathrooms:

Two bathrooms with heated tile flooring.

Laundry:

Laundry room in suite is custom designed for your stackable appliances.

Terrace:

22' x 12', approximately 264 sq.ft. private terrace with glass, timber and cable railing system.

Storage:

Ample storage within suite, with additional storage in parkade available (at an additional cost).

Parking:

One underground parking space is included with each suite, with additional exterior parking available at an additional cost.

Docking:

One 22' boat slip is included with each suite. Power to shoreline dock. Additional services available upon request at an additional cost.

Services:

- All city services
- Intercom
- Wheel chair accessible suite available upon request
- Interior and exterior speaker roughin included for cable TV, telephone, Internet and sound

Heating and Cooling:

- High efficiency gas furnace and central exhaust
- Central air conditioning
- Programmable thermostat
- 60-gallon electric hot water tank

Condominium Fees:

Condominium fees are determined on square footage per suite, based on one condominium corporation. Condominium fees are available on request.

Taxes:

Taxes will be assessed on 2008 assessment values and are available on request.

Possession:

Possession available immediately.

Warranty:

Each home is automatically enrolled in the Tarion Home Warranty Program.

Condominium Declaration and Disclosure:

Documents available upon request.

The Building

The Current is a 4-storey building that is home to 10 private condominium units. This highly energy efficient building with R44 exterior walls is located on the west side of this 8-acre development at the physical headwaters of the Winnipeg River system on Lake of the Woods.

The Current incorporates large private timber terraces, underground parking, stone columns, shake and clapboard siding and an elevator. The building is also fully sprinklered. The interior designs are a combination of traditional Lake of the Woods camps and current modern building systems with a colour palette selected to ensure the building blends with the natural environment. Each beautifully finished suite features a flowing floor plan and a host of upscale features.