



The  
Ellis  
Team

FOR SALE | \$614,900

TY ELLIS PERSONAL REAL ESTATE CORPORATION  
MONOPOLY REALTY

1001 LORETTE AVENUE

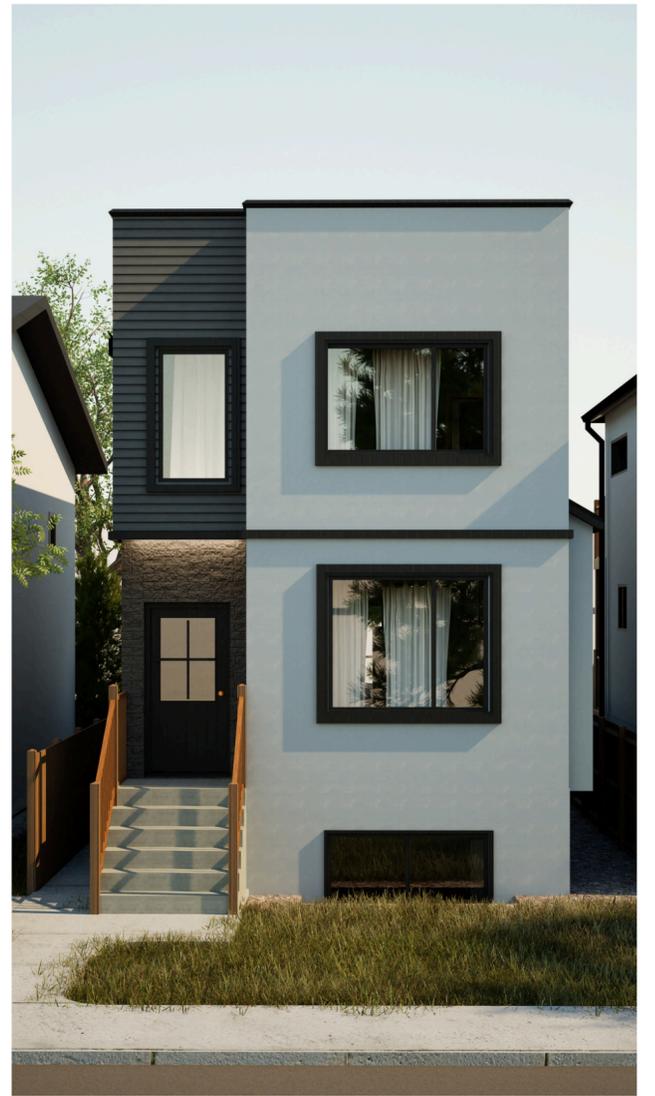


## ABOUT THE PROPERTY

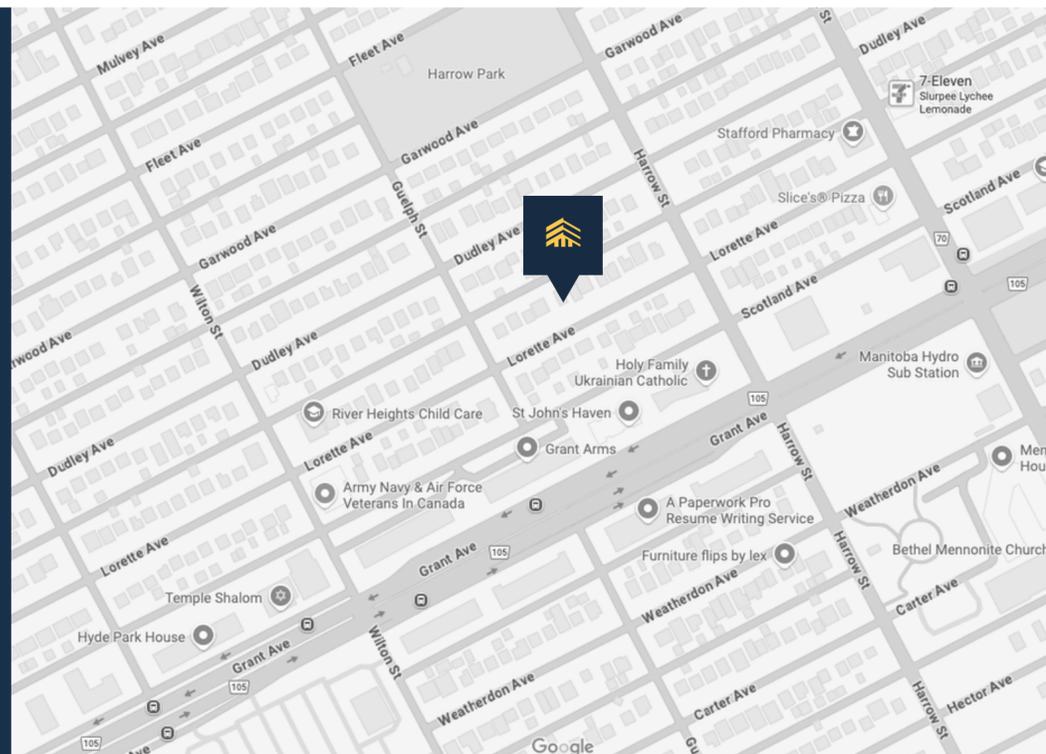
# 1001 LORETTE AVENUE

A brand-new opportunity you won't want to miss! This high-quality secondary suite, separately metered, duplex is the perfect option for investors or owner-occupiers seeking a smart, turnkey income property. The main unit will feature 3 bedrooms, 2.5 bathrooms, a spacious living area, and a modern kitchen with stainless steel appliances. The upper unit—accessed by a private back entrance—offers 2 bedrooms and 1 bathroom, making it ideal for added rental income or multi-generational living.

Built with durable, high-end materials and backed by a 1-year builder warranty and a 5-year structural warranty through the Blanket Home Warranty Program. Located in a high-demand rental area near major transit, shopping, and everyday amenities. Projected rental income: approx. \$2,300/month + utilities (main) and \$1,700/month + utilities (upper). Whether you're starting or expanding your portfolio, this is a great opportunity!



Neighbourhood	Crescentwood
Year Built	2026
Bedrooms	5
Bathrooms	3.5
Living Area	1,514 Sq. Ft.
Parking	Parking Pad
Heating	Baseboard/Forced Air



# BUILDER SPECIFICATION

## Foundation

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- 8' steel reinforced concrete walls or pony wall as per plan.
- 4" weeping tile covered by a minimum of 6" buckshot over a
- Sloped excavation towards sump pit.
- Exterior foundation sprayed with damp proofing
- Radon gas protection under basement floor
- Rough-in for future Radon Gas mitigation system

## Floor Systems

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- T.J.I or 2" x 8" / 10"/12 floor joists, as per plan
- T & G OSB sub-floor glued and screwed to joists
- 3/8" k-3 underlay to vinyl areas

## Exterior Walls

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- 2" x 6" studs @ 24" o.c. (House) or as per plan
- 2" x 4" studs @ 24" o.c. (Garage) or as per plan
- 7/16" OSB or plywood wall sheathing to entire exterior
- 6-mil poly vapour barrier for energy efficiency
- All wall plates sealed to minimize heat loss with foam seal gasket

## Interior Walls

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- 2" x 4" wall studs @ 24" o/c or as per plan
- 1/2" drywall screwed for maximum hold
- 5/8 dry wall where fire stop needed

## Roof

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- Engineered roof trusses or site fabricated
- 7/16" O.S.B sheathing or plywood c/w H-clips
- 30-year asphalt shingles
- Shingle colours available from Builder's selection

## Soffit, Fascia, & Eavestrough

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- Maintenance free pre-finished aluminum
- Flip up downspout extensions

## Insulation & Drywall

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- R20 fiberglass in exterior walls, except garage
- R50 loose fiberglass blown in standard ceilings ( or equivalent depending on availability), Except garage
- R20 fiberglass protected with 6-mil poly vapor barrier from floor to ceiling in basement
- 5/8" Type "X" drywall to house/garage common wall if required as per code
- Type "X" drywall to garage ceiling if required (as per code)

## Windows

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- Maintenance-free dual-pane low-E argon PVC windows with interior PVC window jamb extensions, or as per plan
- Triple pane windows (OPTIONAL) (except basement hopper windows, decorative front door inserts and patio doors).
- All window sealed during installation to prevent air infiltration



# BUILDER SPECIFICATION

## Electrical

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- Pre-selected light fixture package
- Copper wiring throughout
- 100 amp panel, location determined by builder
- GFI outlets to bathrooms and kitchen
- Early warning, smoke detectors directly wired (as per code)
- Carbon monoxide detectors directly wired (as per code)
- Island counter plug (if island included on plan)
- 220-volt outlet for stove
- 220-volt outlet for dryer with dryer vent
- 110-volt outlet for washer plus standard drain pipe
- External exhaust hood fan with light and 2 speed fan

## Appliances & Provisions (Optional)

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- Rough-in for future central vacuum system (one storey–3 outlets, two storey –4 outlets)
- Prewired for future alarm system (2 key pads, 2 motion sensors and all doors wired)

## Kitchen Cabinets

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- Melamine cabinet doors.
- Post-formed laminate counter tops or quartz as agreed.
- Microwave shelf and outlet or as per plan

## Painting

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- Interior walls receive three coats of paint consisting of one primer and two finish coats
- One paint color standard from Builder's Selection.
- Flat ceiling as per builder
- Optional ceiling finishes available

## Plumbing

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- Kitchen sink–Double Stainless Steel Sink
- Kitchen faucet-single lever
- Bathroom faucets-single lever
- One-piece fiberglass tubs, low flow 2.5 shower head and pressure balanced valves
- 3 piece roughed-in plumbing in basement for future bathroom
- 40 US gallon electric hot water tank
- Basement floor drain includes sewer backup valve
- Sump pit & submersible sump pump
- Water meter and sump pre-located by Builder

## HVAC

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- Natural gas or electric high efficient forced air furnace with fresh air intake
- Heat Recovery Ventilator

## Appliances

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- 2x Whirlpool, LG, or Samsung Stainless Steel Kitchen Appliance package (30" fridge, 30" Stove, Dishwasher, OTR Microwave, White Stackable Washer and Dryer (Supplied & Installed)

## Interior Doors, Trim, & Hardware

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- 2 panel painted white doors
- MDF/ASPEN capping to all stub walls and half walls
- 2 panel painted white closet doors –bi-fold
- Painted white woodwork (baseboards, jambs, casings)-colonial style profile or as per availability
- All exterior doors receive deadbolts or cam locks
- Interior door knobs and hinges are Satin Chrome/Brush Nickel
- Wire shelving throughout



# BUILDER SPECIFICATION

## Floor Coverings

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- Carpet is included in the basic package.
- Laminate or vinyl plank and Vinyl flooring is included in the basic package.
- Hardwood and Tiles are upgrade as per plan.

## Exterior

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- All exterior doors receive deadbolts or cam locks
- Insulated overhead garage door.
- Metal-clad garage door frames
- Garage door opener c/w 2 remotes (Optional)
- Textured stucco (light color 1P)
- One stucco color.
- Acrylic style stucco (Optional)
- Lot graded (except for purchaser owned land) as weather permits

## Warranties

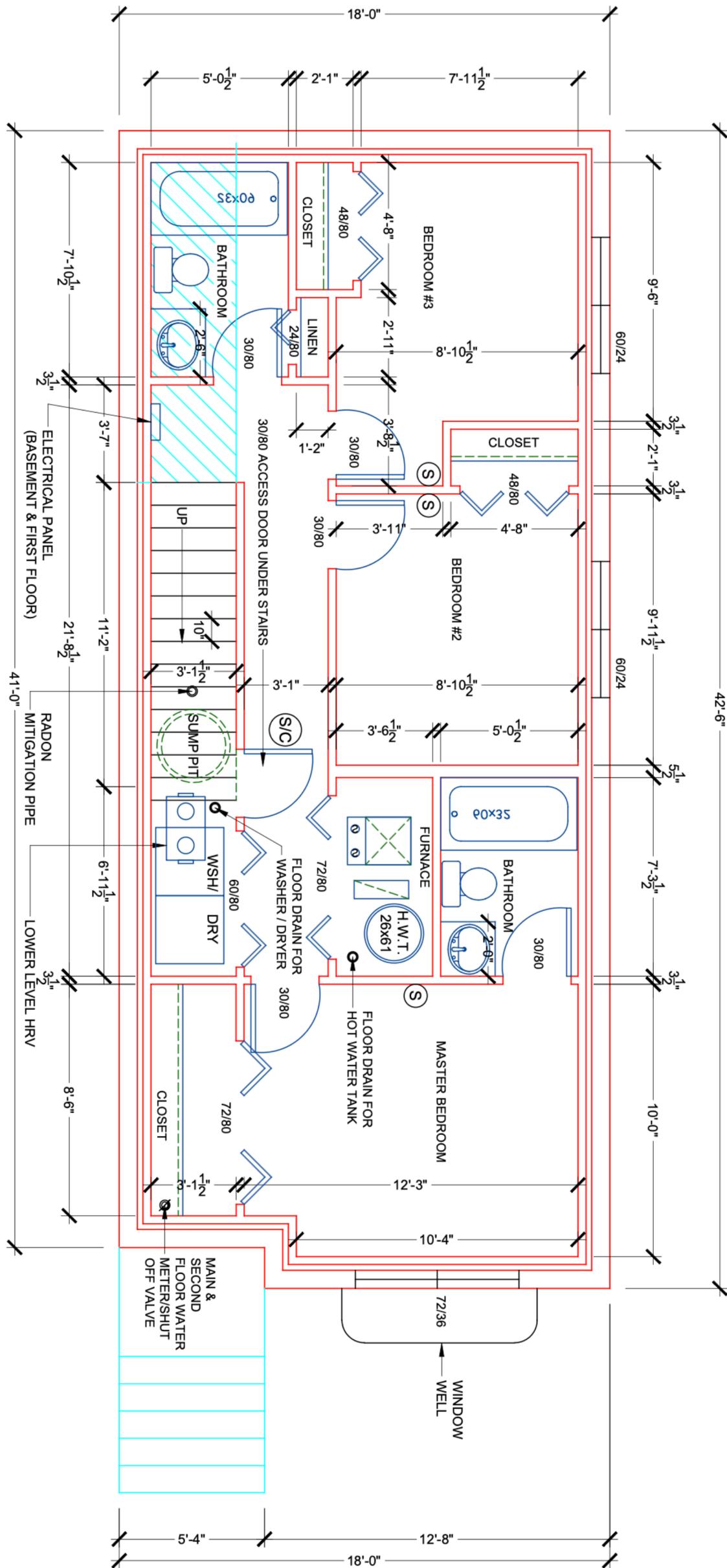
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- Concrete floors, driveways & walkways are affected by soil movement, salt or frost-therefore these items are excluded from the builder's warranty
- One year Warranty (for defects in materials or workmanship)
- 5-year Structural Warranty-Blanket Home Warranty Program



PLANS

BASEMENT LEVEL



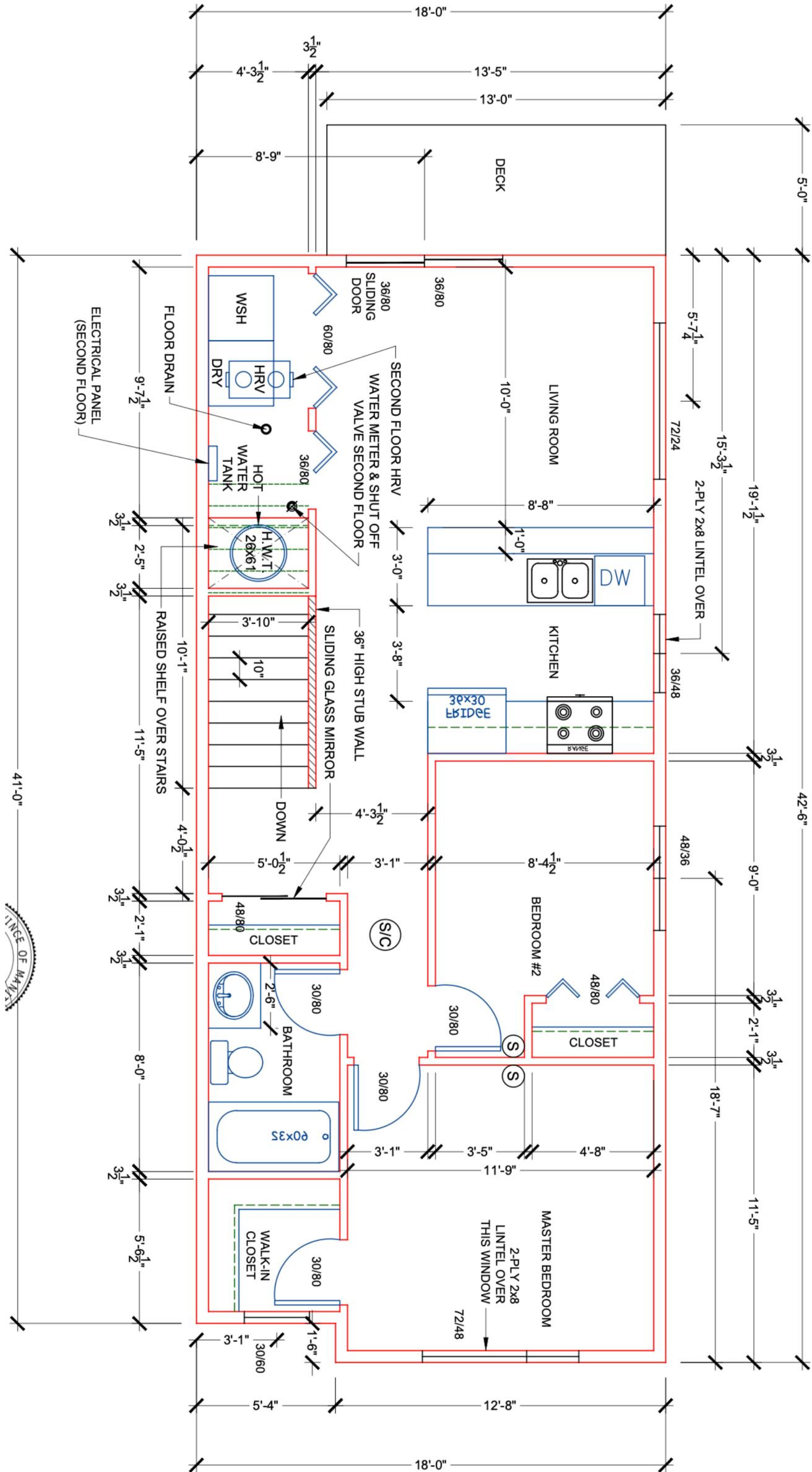
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PLANS

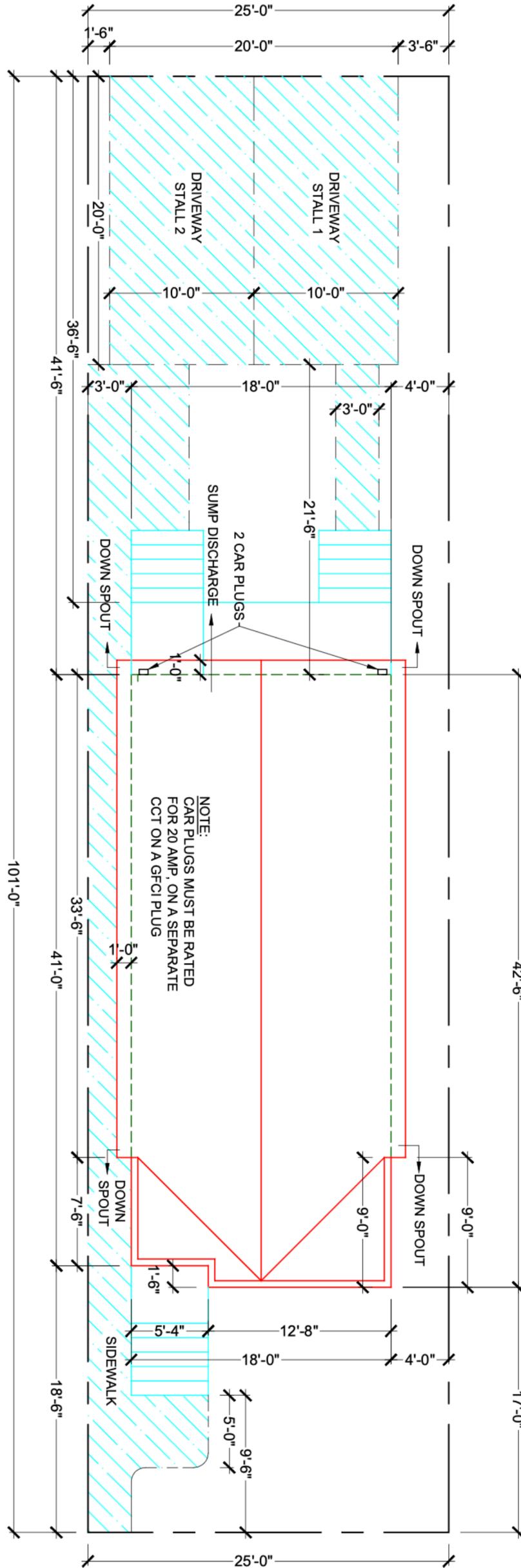
UPPER LEVEL



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# SITE PLAN



LORETTE AVE.

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# The Ellis Team

**TYLER ELLIS**

TY ELLIS PERSONAL ESTATE CORPORATION

REALTOR® | Team Leader

@ ty@tyellis.ca

o: 204 477 1133 | m: 204 298 5802

www.tyellis.ca



#2 - 733 Pembina Highway  
Winnipeg, MB R3M 2L8