



196



The
Ellis
Team

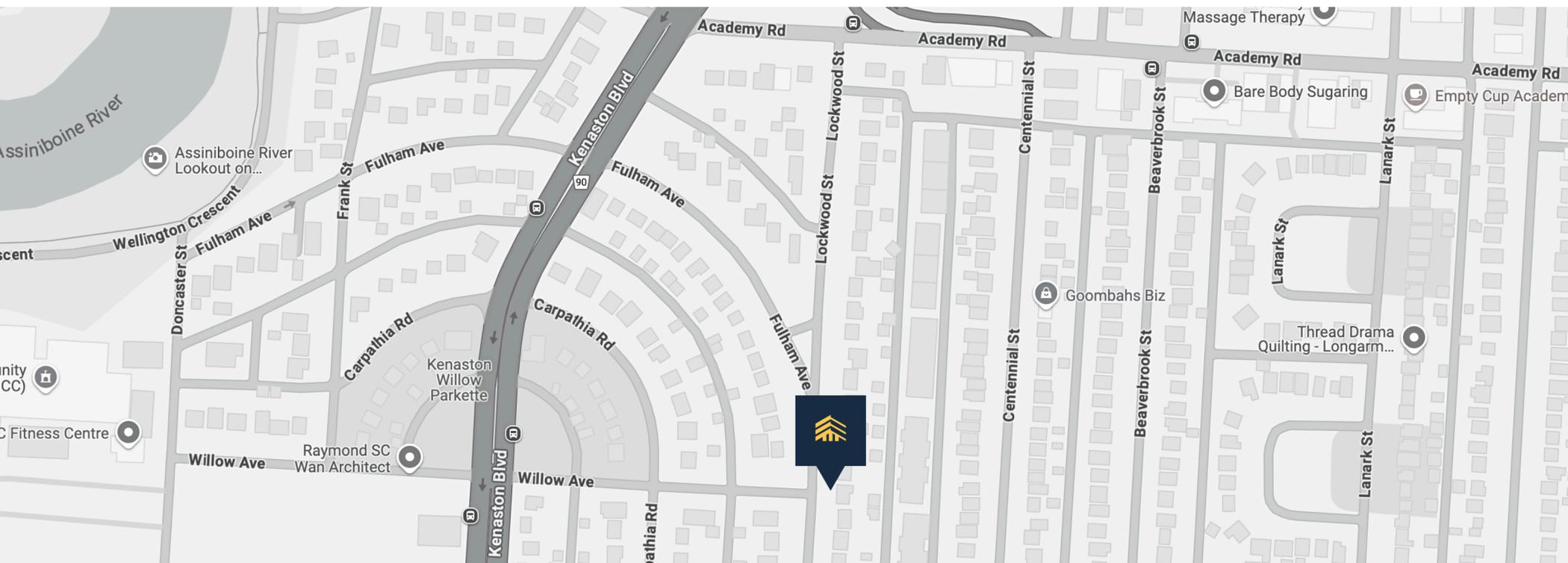
FOR SALE | \$709,900

196 LOCKWOOD STREET

ABOUT THE PROPERTY

196 LOCKWOOD STREET

Presenting an outstanding investment opportunity on a spacious 25 x 130 Ft. lot in River Heights, brought to you by Daerwood Homes! This secondary suite duplex is ideal for those who want to live in one unit while renting out the other or for investors looking to expand their rental portfolio. The main unit boasts 3 bedrooms and 2.5 bathrooms, while the secondary unit offers 2 bedrooms and 1 bathroom. Both units feature open-concept living spaces with luxury vinyl plank flooring, quartz countertops, large islands, and soft-close cabinets. Additionally, they come equipped with in-suite laundry, stainless steel appliances, and full egress windows. The basement, constructed with wood structural floor with ICF foundation, ensures comfort throughout the year. Exterior features include landscaping, concrete sidewalks, steps, and large parking pad. The price includes land (valued at \$225,000), GST & 5-year Blanket Home Warranty.



Neighbourhood

River Heights

Year Built

2025

Bedrooms

Main Level Unit: 3 | Upper Level Unit: 2

Bathrooms

Main Level Unit: 2.5 | Upper Level Unit: 1

Living Area

1,480 Sq. Ft.

Parking

Paved Parking Pad

Heating

Forced Air/Electric



Basement/Concrete

- Piles
- ICF Concrete Foundation
- ½" Flex Cell Waterproof Membrane
- Wood Structural Floor

Framing/Insulation/Joists & Trusses

- Open Web Wood Joists
- 3 ½" Sound Absorptive Insulation (Between Main Floor and 2nd Floor)
- 2X6 Exterior Walls, 24" O/C
- 2X4 Interior Walls, 16" O/C
- Pre-Engineered Roof Trusses, 16" O/C
- 7/16" OSB Exterior Sheathing
- R20 Fiberglass Batt Insulation
- Spray Foamed Rim Joists
- ½" Metal Resilient Channel

Electrical

- (1X) 200 Amp Electrical Service – Main Floor/Basement Suite
- (1X) 100 Amp Electrical Service – Secondary Suite – 2nd Floor
- Lighting Package - Robinson Lighting (Stock)

Interior Finishing

- Luxury 4.3mm Vinyl Plank Flooring
- 2.5" White MDF Window and Door Casing
- 4" White MDF Baseboards
- Hollow Core Interior Doors
- Double Closet Doors
- 1 Wall Colour
- White Wire Closet Shelving

Exterior

- CertainTeed Landmark Shingles (or similar)
- Soffit, Fascia, Eavestroughs, Downspouts
- Tyvek House Wrap
- Concrete Stucco P1 – (Light Colour) Sides and Back
- Front Exterior - James Hardie Fiber Cement Siding
- Durabuilt Dual Pane Windows (Low E Argon)
- Durabuilt Front and Rear Doors with Glass Insert
- Final Lot Grade
- Sod, River Rock, Concrete – Steps, Sidewalk and Paving Pad

Cabinets – Kitchen & Bath

- Flat Panel or Shaker Style Cabinets
- Soft Close Drawer Hardware
- Richelieu Handles
- Quartz Countertops (Level 1)

Appliances

- Main Floor Unit
 - Fridge
 - Range
 - Over The Range Microwave
 - Dishwasher
 - Washer
 - Dryer
- Secondary Suite (2nd Floor)
 - Fridge
 - Range
 - Over The Range Microwave
 - Dishwasher
 - Washer
 - Dryer
- Available Upgrades
 - Available Pre-Construction
 - Lighting Fixtures
 - Plumbing Fixtures
 - Flooring Colour Selection
 - Countertops
 - Available During/Post Construction
 - Paint Colour Selection
 - Backsplash
 - Under Cabinet Lighting
 - Roller Shades

Plumbing

- (2X) 40 Gallon HotWater Tank
- Kohler Faucets (or similar)
- Gerber Sinks (or similar)
- Gerber Toilets (or similar)
- Hytec Tub/Shower Units (or similar)
- Sump Pump
- Sewer Back-Up Valve

Exterior Yard

- Final Lot Grading as per City of Winnipeg's Guidelines
- $\frac{3}{4}$ Down Par k ing Pad in Rear Yard
- 30" Wide 4" Thick Concrete Sidewalk to Front Stairs

Heating & Air Conditioning

- Electric High-Efficiency Furnace (Main/Basement Unit)
- Baseboard Heating (Secondary Suite – 2nd Floor)
- Central AC (Main/Basement Unit)
- (2X) HRV
- (2X) Dryer Vent
- (2X) Range Vent



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

 **MONOPOLY
REALTY**
J. BLUMBERG AGENCIES LTD.

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