



The  
Ellis  
Team

FOR SALE | \$608,000

307 REGENT AVNEUE  
EAST



ABOUT THE PROPERTY

307 REGENT AVENUE EAST

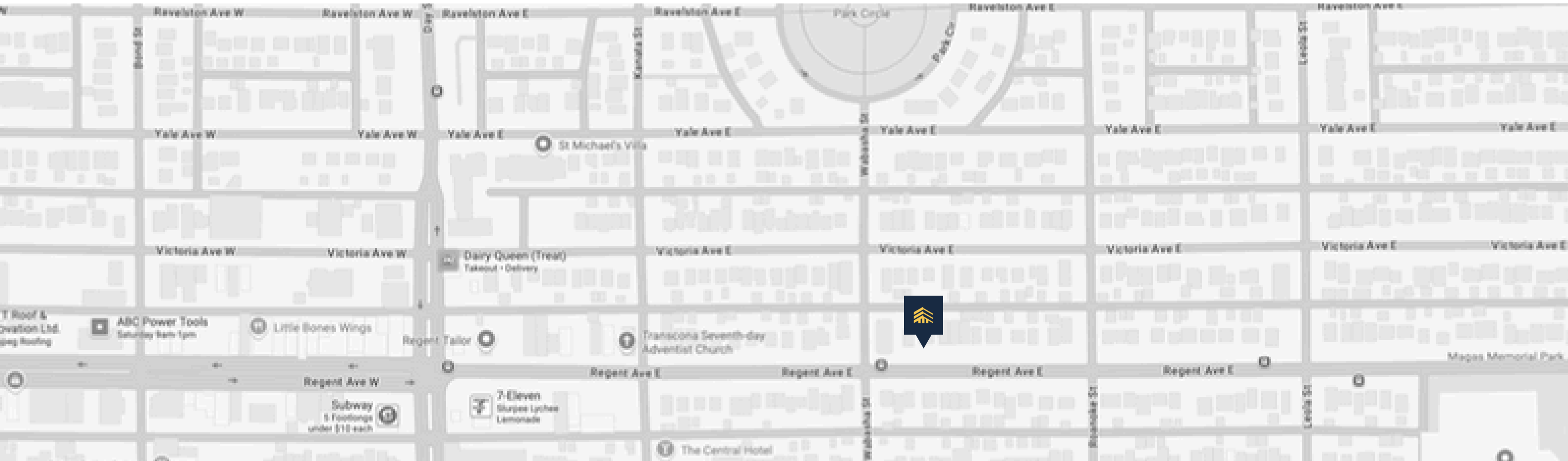
Veritas Development Group Ltd. is the market leader in premium secondary suite construction. This unique design will set up any owner for success! This property consists of 2 self-contained and separately metered units; the main level unit features 3 beds, 2 baths, a large living room, a kitchen and full access to the basement. The upper-level unit features a private side entrance leading to a 2-bed, 1-bath unit with vaulted ceilings and tons of natural light.

You can feel confident as an investor or owner-occupier knowing this property was built by an engineer with quality materials: Wood structural floor, ICF foundation, concrete steps and sidewalks, piles, and more! Excellent rental location close to major transit routes, shopping, and more! Great turn-key opportunity to start building your investment portfolio!

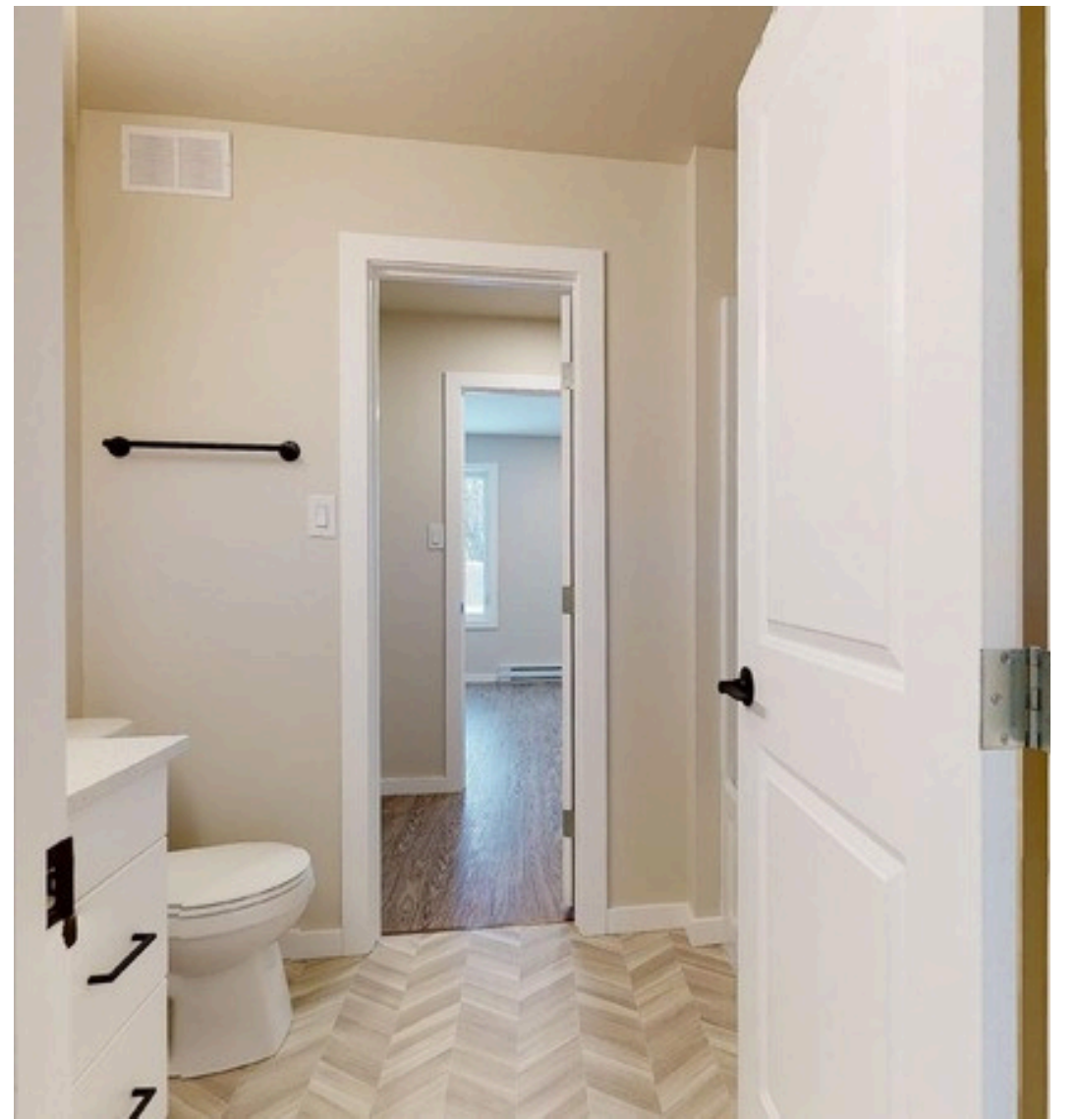
Rented at \$2,150/mo +utilities and \$1,625/mo +utilities.



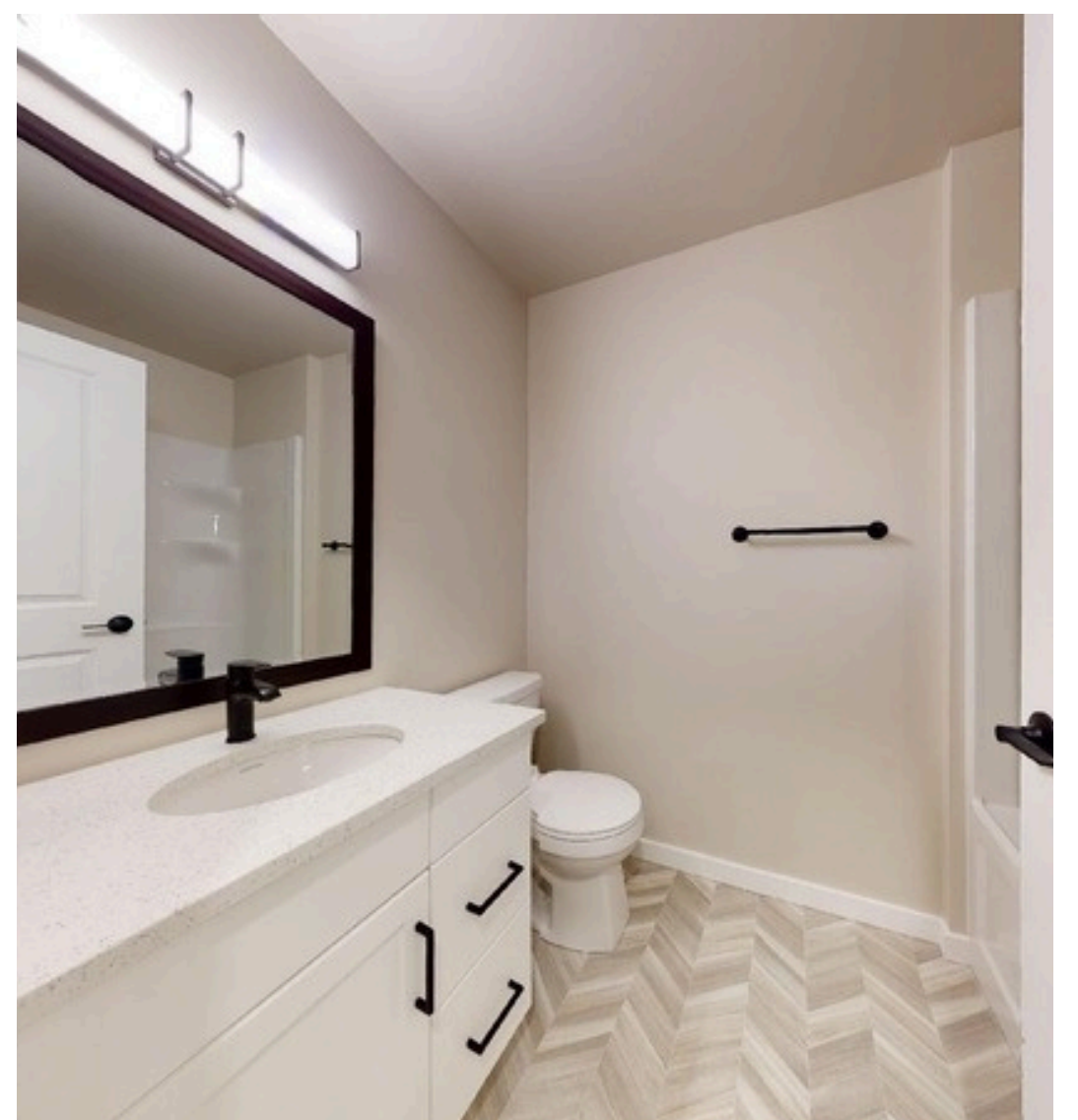
Neighbourhood	East Transcona
Year Built	2024
Bedrooms	3
Bathrooms	2
Living Area	1,592 Sq. Ft.
Parking	Parking Pad
Heating	Baseboard, Electric













# BUILDER SPECIFICATION

## Foundation System

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- Insulated concrete form (ICF) foundation walls with R-28 insulation value and 8” thick reinforced concrete inside.
- Foundation dimpled membrane waterproofing and drainage protection.
- Poured Concrete friction pile foundation system under foundation walls and all decks/landings.
- Code compliant drain tile system with granular cover and sump pump.
- 15 mil Stego moisture barrier system under the basement floor

## Framing/Insulation/Joists & Trusses

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- Pre-engineered clear-span roof trusses.
- 2 x 6 exterior stud walls 16” on centre with integrated headers over all doors and windows.
- 2 x 4 interior stud walls 16” on centre.
- 2 x 6 interior walls for plumbing stacks.
- 7/16” OSB exterior wall sheathing.
- R-22 batt insulation in exterior walls.
- R-12 insulation batts in all interior bedroom walls for soundproofing.
- Acoustic caulking along bottom wall plates in all bedrooms for soundproofing.
- 14” deep pre-engineered clear-span open wood web floor joists in the main and second floors with tongue and groove floor sheathing.
- 2 x 10 clear-span suspended basement wood floor joists with crawlspace below.
- Entire second floor joist cavity filled with dense pack sound absorbent insulation with resilient channels and 5/8” thick fire rated drywall below.

## Exterior

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- 35 year architectural shingles with ice and water shield membrane to code.
- Tyvek house wrap for exterior moisture protection.
- Special stucco Tyvek wrap for all stucco walls.
- Cement board and acrylic stucco front finishes.
- Prefinished aluminum metal soffits, fascia, eaves troughing and downspouts.
- PVC windows meeting all energy code requirements.
- Energy compliant exterior doors with deadbolts and viewing hole at front entry.
- Front balcony space in both the main and second level units with prefinished metal railing.
- Cast in place zero maintenance concrete front and back decks and steps on piles.

## Heat Ventilation & Air Conditioning

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- Each unit has its own split air conditioner unit on the main and second level.
- Each unit has its own heat recovery ventilator (HRV) with integrated preheat electric coil.
- Air-conditioning condensing units are quiet vertical type fan units mounted to the foundation wall.



QUALITY & DESIGN

BUILDER SPECIFICATION

Electrical & Lighting

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- 100-amp main electrical service per unit.
- Code compliant ground fault interceptor plugs where required.
- Code compliant arc fault breakers where required.
- Electric baseboard heaters with wall-mounted individual temperature controllers.
- Prewired for MTS/Bell/Shaw communication hookups in all units.
- Exterior electrical parking plug for each unit.

Interior Finishing

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- Open vaulted ceiling in the upper level living space.
- Upgraded Therma-foil cabinets.
- Quartz countertops in all kitchens and bathrooms.
- Upgraded lighting package with pot lights.
- Undercabinet task lighting in the kitchens.
- Tile backsplash in the kitchens.
- Swing doors for closets with door handles.
- Luxury vinyl plank flooring.
- 3” white MDF window and door trim.
- Pantry complete with 4 wire shelves.
- Storage space with wire shelving.

Plumbing

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- 60-gallon electric hot water tank for main floor unit.
- 40-gallon electric hot water tank for upper unit.
- Under mount stainless steel sinks in kitchens.
- Under mount porcelain sinks in bathrooms.
- One-piece integrated fiberglass tub/shower enclosures.
- Upgraded black designer kitchen and bathroom taps and faucets.

Exterior Yard

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- Concrete sidewalks to entry doors and rear parking stalls.
- Compacted limestone base parking stalls with pressure-treated wood border.
- Exterior frost-free water tap per unit.
- Sodded areas, trees and shrubs as per plans and City design guidelines.
- Front covered porch for both units.
- Convenient rear access to main floor unit.
- Low maintenance concrete front and rear entry steps with low maintenance prefinished aluminum metal railing.

Appliances

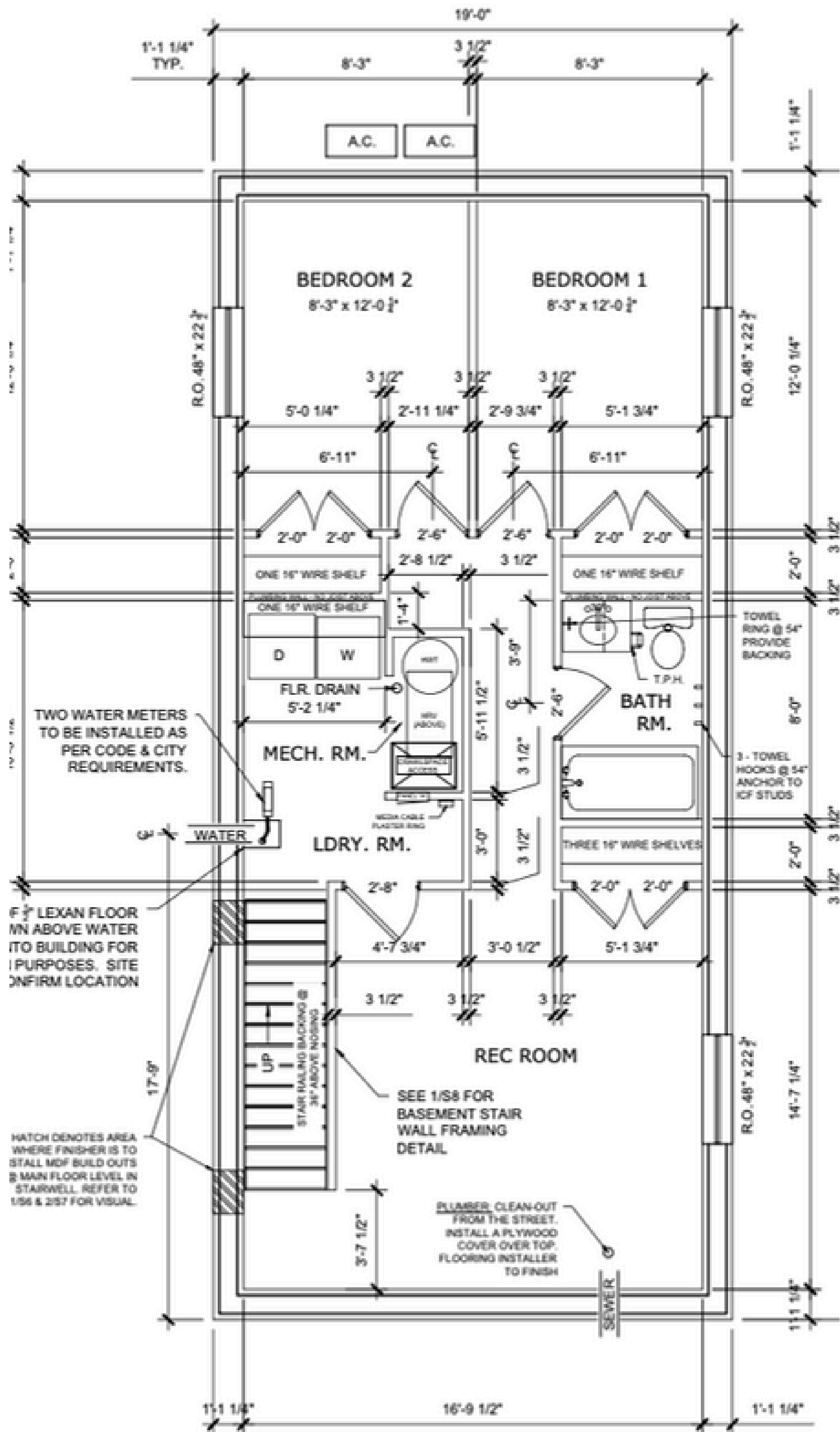
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- Matching white Washer and dryer.
- Matching stainless steel kitchen fridge, stove and dishwasher.
- Stainless steel over the range microwave with recirculating exhaust fan.
- Full size appliances throughout.



PLANS

BASEMENT



## MAIN LEVEL





## UPPER LEVEL





# The Ellis Team

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