

Welcome to

BLUMBERG VILLAGE

worry-free living

*Upscale Bungalow Active
Adult living at its finest in*

Blumberg
TRAIL

Headingley, Manitoba.

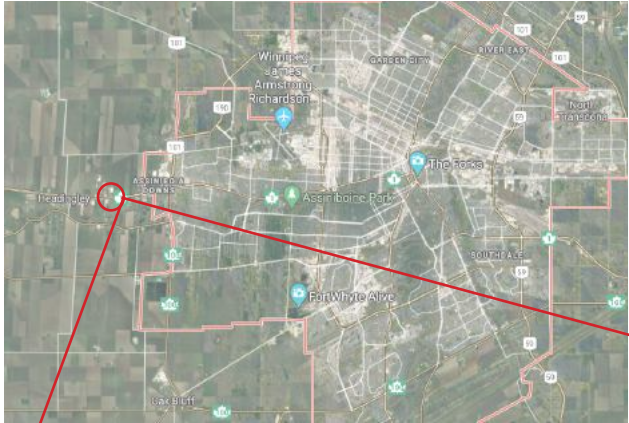


MANAGED BY:


SCHINKEL PROPERTIES

204-257-2640
annetta@schinkelproperties.com

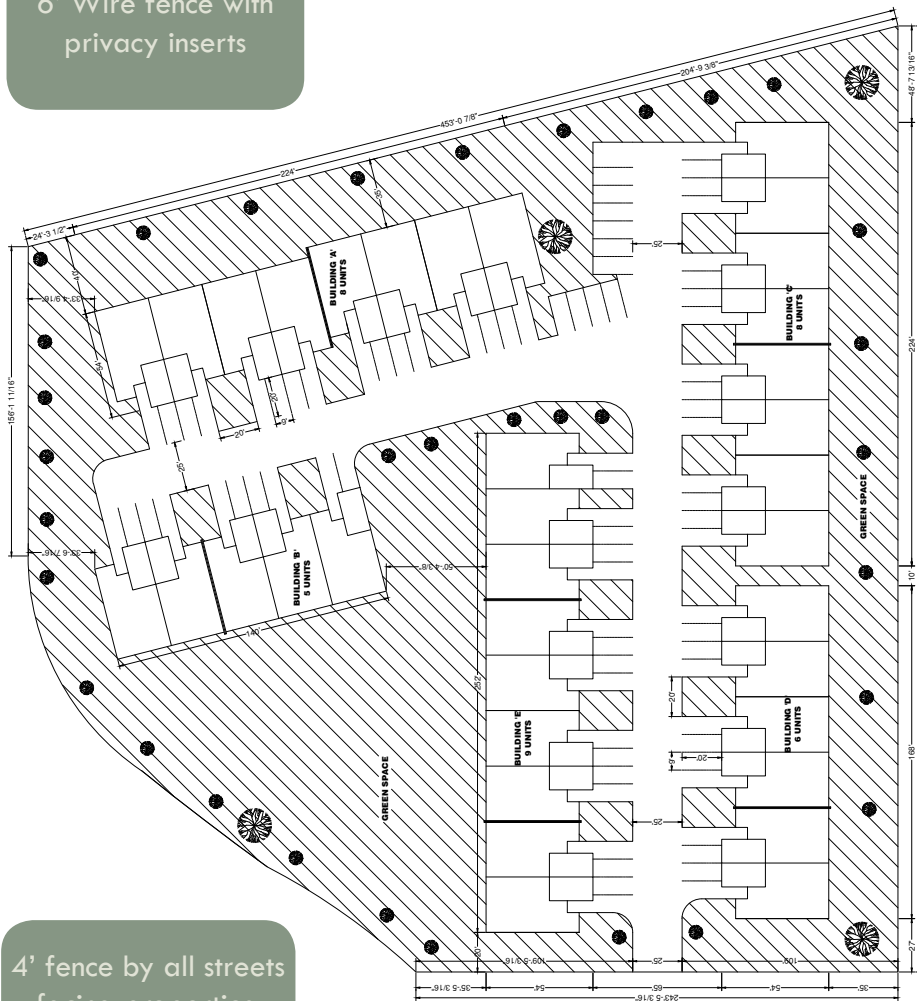
LOCATION



This development is located along the Trans Canada Highway in the RM of Headingley and is located approximately 2 minutes West of Winnipeg.



6' Wire fence with privacy inserts



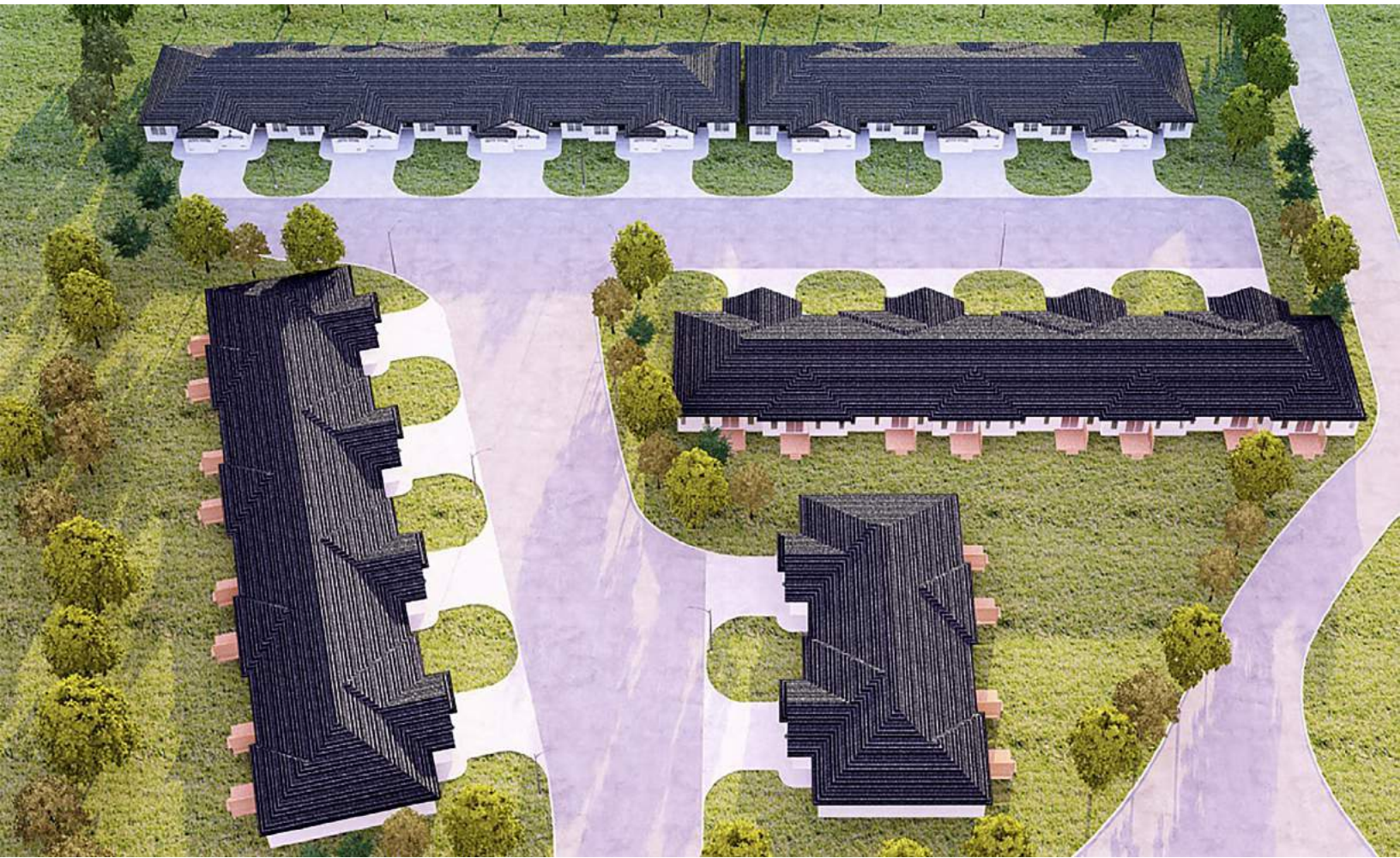
Back yard open to field for additional view.

4' fence by all streets facing properties.

Landscaped feature entrance.

Walking path connection to adjacent path

Blumberg Village contains 5 buildings totaling 36 bungalow style townhouses. Blumberg Village will have asphalt streets, low pressure sewer and municipal water and underground hydro. This site has been designed to provide a central walking path connecting to the main development path. This path will bring you through 'Prairie Style' landscaping features. This development itself will have a 4' privacy fence on the street side of the property. On the north side of the property there is a 6' privacy fence. The east side of the property is open to allow for views of the natural prairie landscape.



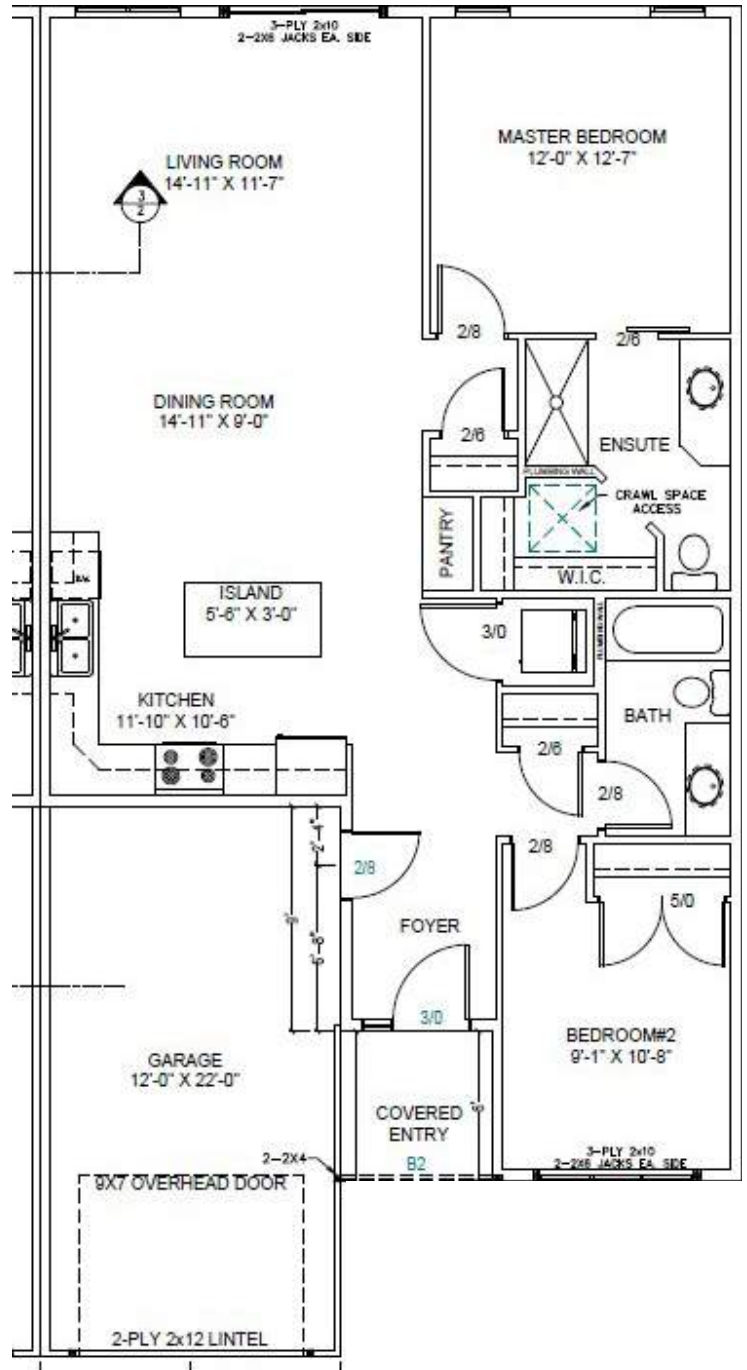
**Blumberg Village
is an adults only
community located
on Highway #1 only
2 minutes west of
Winnipeg!**

- Each home has a single car garage as well as 2 parking spots in front of their home.
- There are 11 community property parking spaces.
- A single access point limits drive through traffic.
- A large and well treed community green space with a connecting path to the community park and playground.
- Blumberg soccer fields and softball complex and John Blumberg golf course are all located just west within walking distance.

LAYOUT - FLOOR PLAN

Townhouse Features

- Each unit will have a minimum 35' back yard including a 14 x 10 patio deck.
- Each 1120 sqft home has 2 bedrooms and 2 full bathrooms.
- All rooms have 9' ceilings.
- Kitchens feature a modern design including a central island, pantry and ceramic countertops.
- Each unit is built over a mechanical crawlspace allowing for warmer floors and eliminating the need of bulkheads.
- No stairs. Vinyl plank flooring throughout - no carpet
- Walk-in shower





With modern finishes such as Hardie Board and Plank designs and contemporary colors this will be a very eye-catching neighbourhood. The design intent of these units is to provide a zero-entry point to the home.

Rents will be in the range of \$1625 per month plus utilities. A full set of appliances and dividing washer and dryer, snow clearing, grass cutting are cluded. Water and property taxes are included in the rent. The property is pet-friendly. A small monthly pet fee applies. Active Adult living means no children under 18 years of age are allowed to live full time. Visiting overnight is no problem.

Available June 2020

For leasing info and to be put on our reservation list contact:

Annetta: 204-326-2640
annetta@schinkelproperties.com


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