

# WELCOME HOME



## Welcome to 2033 On The Creek Boutique Condominiums.

### STANDARD FEATURES

- 1 Bedroom, 1 Bedroom + Den, and 2 Bedroom Suites
- Heated Indoor Parking
- Stainless steel appliances
- Private balconies for all suites
- Quartz countertops
- Laminate floors
- Creek-front Patio Area
- 4th Floor Penthouses

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# Natural Winner

BY KELLY GRAY

**Bunn's Creek** is a little wilderness gem in the midst of an established Winnipeg neighbourhood. Running several kilometers to the Red River, Bunn's Creek is a tangle of ravines and vegetation that features a stunning walking trail and bike path as it courses through North Kildonan. Taking advantage of this natural beauty, Winnipeg developer EdgeCorp Group has broken ground on 2033 On The Creek, a new four-storey boutique condominium property that will offer 39 suites on the lip of the 25-acre park and greenway.

"The site is extraordinary and our architect Karen Shanski of BLDG really took this to heart when creating a new building that captures the quaintness of the landscape and blends it with contemporary approaches," says Design Director Michelle Clarke.

The four-storey condominium project will include a heated indoor parkade on the main floor with three floors of suites that include fourth floor penthouses, oversized private balconies, stainless steel appliances, laminate floors, quartz countertops, air conditioning and keyless entry building access. Suites will be available in one-bedroom, one-bedroom plus den and two-bedroom configurations.

"What we offer are five floor plans from 760 square feet to 1100 square feet that range from \$219,900 to \$349,900. We've worked hard to provide extreme value in a premium package. Expect to find top of the line stainless steel appliances from well-known supplier Midland Appliance, along with undermount sinks, and quartz countertops in both kitchen and bath," says Michelle. Further, she mentions standard features include nine-foot ceilings, indoor parking, wide plank laminate flooring and maple cabinets, as well as a number of energy efficient items that add up to the building being designated as a Manitoba Hydro Power Smart Building.

Clarke remarks that EdgeCorp Group is a developer with a lot of experience in creating unique properties. For example, the company is well known for residential heritage restoration projects such as The Edge on Princess, The Avenue on Portage and The Station condominium development. Now, they are bringing this experience to North Kildonan with 2033 On The Creek.

"The exterior is a combination of stucco, stone and metal. This contributes to a quieter building overall. As well, we have built-in better than standard soundproofing between suites to

make sure each resident enjoys the maximum amount of privacy," she says, commenting that they have turned to companies for materials and services that have established track records with EdgeCorp projects.

For instance, All-Fab Building Components has been a consistent supplier of roof and floor trusses for three of the company's recent developments. All-Fab is a leader in the design, manufacture and distribution of Roof and Floor Trusses, Structural Laminated Posts, I-joists, Laminated Veneer Lumber (LVL) and Conventional Wall Panels. According to All-Fab's Technical Sales Representative, Amanda North, their experience and the expertise of over 45 years gives them confidence in their products and their professional advice.

"All-Fab sales representatives take time and care in learning the vision for your project and remain available right through to the final build phase. Their designers will give the customer the opportunity to get advice on the recommended products and their application, and are a great source of information throughout the project. All-Fab's expertise comes with every project they supply. EdgeCorp received this all-encompassing

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service from All-Fab for their 2033 On The Creek project and it shows.”

Important as well was the inclusion of Tower Engineering Group to the team. Tower Engineering offers services in structural, precast, mechanical, electrical, environmental and IT. In fact, they have made a name for themselves as a go-to firm for feasibility studies and cost benefit analysis, as well as engineering design, drawing preparation, project supervision, and cost estimating, not to mention operations and maintenance planning.

“At Tower our focus is on the client. We strive to provide the highest quality engineering solutions in a positive proactive manner by empowering our people to apply their diverse talents and exceed clients’ expectations of value,” says a company spokesperson, adding that the project at 2033 On The Creek is just one of 400 high profile jobs they work on every year.

“The architects also created a common creek-side patio to make the most of the natural beauty,” says Clarke. Indeed, the natural beauty is also brought to each condo thanks to massive balconies and large energy efficient triple pane windows.

The natural beauty is further complemented by the interior finishes and quality of the materials. For example, kitchen and bathroom cabinets are made by Springfield Woodworking, a company that prides itself on old world craftsmanship. According to Paul Kleinsasser, General Manager of Springfield Woodworking, they built the cabinets with the help of 63 craftspeople at the Springfield Colony at a site near Anola. He reports cabinets at 2033 on the Creek use 5/8th thick backing and drawer bottoms.

“This gives maximum quality,” he says. “All our construction is made using dowels and CNC



machining for a precise fit. We also use a water-based UV coating that is non-yellowing. All our finishes are applied using a state of the art automatic system,” he adds, noting that the soft close cabinets at 2033 are available in three custom finishes to complement décor.

Another important contributor to the design is Western Granite & Tile. This company supplies the quartz counters that are so distinctive in both kitchen and bath. According to Michelle Clarke, the counters are part of a five choice

finishing package that includes three quartz colours to work with the cabinetry choices.

“We are installing 2cm thick quartz counters to deliver a sleek modern look to the suites,” says Western Granite & Tile CEO, Jeremy Mathison. He comments that EdgeCorp has been coming to them for granite and quartz solutions that require the highest standards and best price points.



# Stone for the Modern Age



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"We have good buying power in Brazil and Italy, and we buy in volume and store it here in Winnipeg so we always have the right stock. This means no disappointments when dream kitchens or baths are on the line," he says.

Throughout, the materials have been selected with care to create a soft modern palette that complements the exterior views. According to Clarke, laminates and luxury vinyl tile are standard in each suite, with upgrades to hardwoods available.

"Upgrades are also available in the kitchen with cabinet organizers and roll-out pantry shelving, Lazy Susans, recycle and garbage organizers, and spice racks," she says, adding that bathrooms offer Kohler bath and shower trims.

Clarke reports that the penthouse units take the winning design a step further. These fourth floor suites feature 10-foot ceilings to add to the feeling of open airiness. The penthouse suites feature 8-foot doors, floor to ceiling windows and gorgeous roof top views that are augmented by glass railings.

With construction just a few months in, more than 40 percent of the suites are sold. Clarke advises people interested in discovering the beauty of this unique natural environment and the charm of boutique condo living to visit [www.2033onthecreek.com](http://www.2033onthecreek.com) for more information.



## STYLE FILE

- Cabinetry** - Springfield Woodworking
- Structural engineering** - Tower Engineering
- Building components** - All-Fab Building Components
- Countertops** - Western Marble Granite & Tile Ltd
- Architectural services** - BLDG Architecture Office
- Appliances** - Midland Appliance World
- Flooring** - Curtis Carpets
- Windows** - Jeld-Wen Windows & Doors
- Specialty glass** - MPD Glass
- Building materials** - Star Building Materials
- Doors & hardware** - Penner Doors & Hardware
- Heating & plumbing services** - Thor Heating & Plumbing

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