

# 2014 NATIONAL AWARD WINNER "ARTISTA HOMES" NEW REMARKABLE SHOWHOME

- Almost 4000sqft of living space!
- One of a kind Artista design
- 4 Bedrooms and 3.5 baths
- 3 Car side entry garage
- Stamped concrete Driveway and walk way
- Colored windows
- Exterior metal siding
- Front terrace with glass railings
- Silent floor joist system
- Serine landscaping
- Huge windows through out, with lake views
- Epoxy garage flooring
- Glass garage doors
- Acrylic stucco
- Modern Cinder block inside & outside
- Custom front door
- Maple Cabinets
- Glass backsplash
- Upgraded Kohler plumbing fixtures
- Open concept with Vaulted ceilings
- Built in appliances
- Main floor bar area with custom spinning wine rack with glass surround
- Sunken front foyer and mudroom
- Stainless steel and glass railings
- Porcelain tile
- Hardwood through out
- Pine panel ceilings
- Linear gas fireplace on main floor & lower level



11 TRAILSIDE CRESCENT

- 3 Sided gas fireplace in the Master bedroom
- Sunroom
- Huge chef style kitchen
- Oversized island
- Quartz stone counter tops through out
- Porcelain tile foyer, mudroom, laundry & bathrooms
- Gas piping for BBQ
- Luxurious second floor
- Heated tile in master bdrm
- Mirror tv's in en-suite
- Huge custom shower with body sprays
- Large walk-in closets
- Free standing tub in the Master en-suite
- Acrylic Stucco
- Large second floor open space for office space/Games room
- Lower level bar area with Mirror TV
- Large windows with lake views
- Full alarm system
- Air conditioner
- Structural wood basement floor
- Steel beams
- High efficiency gas furnace
- HRV

### *South Pointe attractions!*

- Walkout lots starting at \$165,000
- New Parks & Trails
- K-Grade 8 School opening 2016
- Close to University of Manitoba
- Easy access to in and out of the city through the Perimeter
- Close to Blue Bombers stadium

*"With Artista's innovative ideas, quality craftsmanship, and attention to detail, it's no wonder they won so many gold medals. Their passion, integrity, and superior customer service will make you feel like your home is being built by family. We have been shouting Artista's name from the rooftops ever since!"*

**-John and Jayme**



For more information about different lots & developments  
Contact Amit Bindra "Your Artista Homes Connection" @ 204-293-8899 OR  
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