



THE HAVEN

BY VENTURA DEVELOPMENTS INC.

The Haven in Stonewall

Stonewall is one of Manitoba's fastest growing communities. With a population of about 5000, this town has big city amenities in a serene country setting. The short 20-minute drive to Winnipeg makes commuting to work a breeze.

The Haven will offer a quality yet affordable option to those looking for a place in this peaceful town. Many in town amenities make it a perfect location for young families & professionals, or folks looking to downsize. Imagine a nice stroll along the vast pristine oak forest in Quarry Ridge Park or a day at the sandy beach at Kinsmen Lake. Stonewall has everything and more.





THE COMMUNITY

5,000+

People



BIG CITY AMENITIES

Veterans Complex Arena, Stonewall Quarry Park, Kinsmen Lake, Pharmacies, Hospital, Clinics, Shopping, Restaurants and many more.



20 km

north of Winnipeg

← **RM of Rockwood**

City of Winnipeg →

EMBRACING PRAIRIE LIVING

Designed to enhance the natural setting of this beautiful parcel of land, Quarry Ridge Park is located in the town's southwest boundary. With vast prairie vistas surrounding the site as far as the eye can see, interrupted only by a natural Oak Savannah that stretches into the sunset, you will feel like every day is a day in the woods.



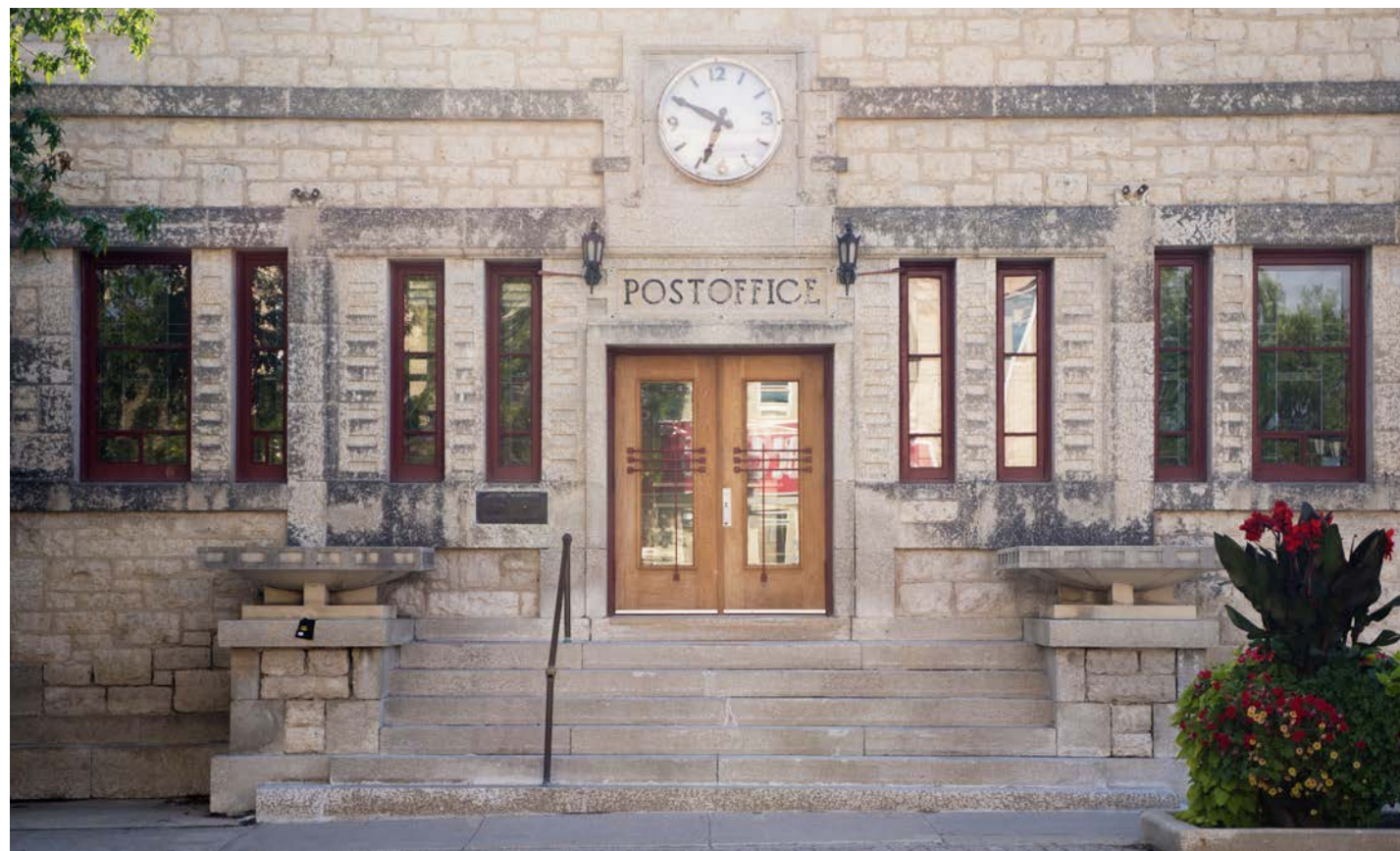
HEART OF STONEWALL

Main Street is the heart of the Town of Stonewall. Whether you fancy a High Tea session at McLeod House or prefer sumptuous comfort meals by The Kiln, Cravings or Sig's Grill. Options like Red Star Chinese Cuisine, Sing Fei or Chen's famous for take out.

Support local by shopping at The Red Apple. Need a quick item from the dollar store? Head down to Deals for Dollars. Finishing a project or hobby? Find your needs at the local Home Hardware or Lumberzone. Something Beautiful is a perfect place to check out gifts while sipping on some warm beverage. Spend some me time at Rita's Salon, Stonewall Hair and Tanning or Roka Massage and Wellness.

Main street is also home to services like banking (CIBC, RBC and TD) in addition to Access Credit Union.

For those with legal service needs Grantham Law Office and other accounting or bookkeeping services are available locally. No need to head down to Winnipeg for your insurance needs, Cooperators and ONE Insurance has a branch on Centre Avenue.



For those looking for activities in town, they would be pleasantly surprised to find The Flicks Cinema, the Stonewall Ice Palace, Veterans Memorial Sports Complex, Stonewall Curling Club and Quarry Lanes among a few of the spots locals like to frequent.



HEALTH & EDUCATION

To most families, access to a reliable youth drop-in centre or daycare is important. Starting Blocks and Stonewall Children's Centre are both on 3rd St West. The town also has access to K-12 school system thanks to the Interlake School Division. Additionally, the town is equipped with a regional library.

The Stonewall & District Health Centre is just across Quarry Ridge Park. There are also several services offered such as Dental Care, Physiotherapy, Pharmacies, Eyecare and many more.





THE TEAM

Ventura Developments

The Ventura Group of companies is one of the largest and most active residential development companies in the Province of Manitoba.

Ventura Developments is the multi-family development arm of the Ventura Group of Companies, which includes Ventura Custom Homes Ltd. & Ventura Land Company Inc. Ventura Developments Inc. focuses on the development of urban infill condominiums in mature communities and new green field development in new communities. Ventura Custom Homes Ltd. specializes in custom built, quality homes in almost every new community in Winnipeg and the surrounding capital region towns. Ventura Land Company Inc. is one of the most active land development companies in the Winnipeg Capital Region with over 1,000 acres of land under management.

The Ventura Group of Companies specializes in land acquisition, planning, development, and management for the purpose of residential construction and has undertaken the construction of well over 2500 housing units and more than 500 acres of land. With another 1,000 acres of developable land under its management and as the largest home builders in the province, Ventura is poised to continue to be an active builder in Manitoba for years to come.

With more than 30 years of experience developing residential housing projects, the Ventura Group of Companies has the breadth and knowledge to successfully complete projects for our future clients.

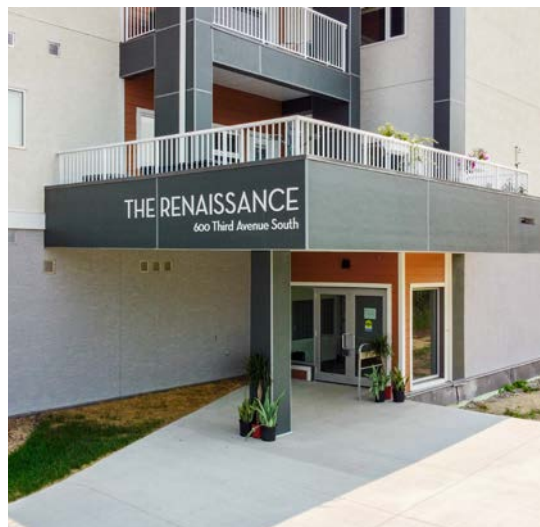
VENTURA
DEVELOPMENTS

Renventura - Professional Property Management

With more than 30 years of multifaceted land development experience under the Ventura Group of Companies, Rentventura aims to provide professional property management to The Haven.

With proven success at The Renaissance, Rentventura is known for bringing personal attention, timely response and integrity in dealing with our residents. Offering a full range of services including lease management, warranty administration, maintenance programs and other critical services.

Rentventura's main objective is to redefine rental relationships by providing a customer focused approach in all aspects of property management.



Bouwen Architecture

Bouwen Architecture Ltd. was borne of an industry demand for a greater level of discipline in project management and the delivery of capital projects incorporating creative solutions married with strong project controls. Bouwen has successfully delivered notable capital projects in Ontario, Manitoba, Saskatchewan and Alberta.

Bouwen maintain strategic partnerships with several engineering and specialty consulting firms to custom tailor its services for each client group and project type.

The firm believes that the key to delivery of a successful project is strong project management. It is the main factor that maintains control of design & technical quality, schedule, and of course, cost.

Bouwen Architecture Ltd. are seasoned practitioners, working easily with institutions, communities, local authorities, contractors, suppliers, and builders. The firm's team of experts work closely together in crafting solutions that are appropriate, timeless, technically advanced, and observant of the budget.





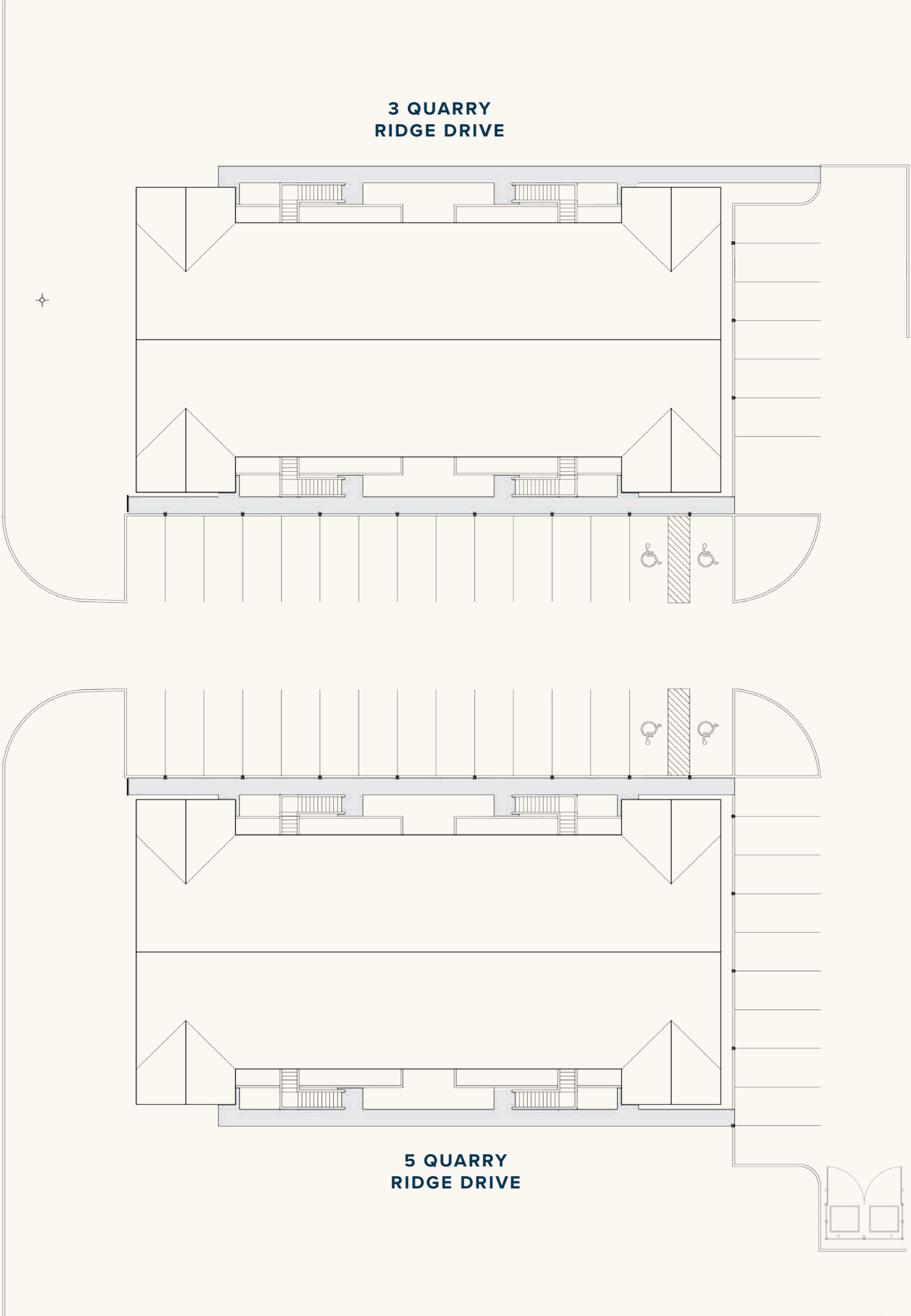
FLOOR PLANS

The Haven is a 12,900 sq.ft. two-phase development with 48 above ground parking stalls.

With each phase composing of 16-unit walkup apartment buildings, The Haven offers three different suite types ranging from 650 - 850 sq. ft.

SUITE TYPE	DESCRIPTION	AREA
SUITE A	2 BEDROOM 1 BATH	850 SQ.FT.
SUITE B	2 BEDROOM 1 BATH	850 SQ.FT.
SUITE C	1 BEDROOM 1 BATH	650 SQ.FT.

QUARRY RIDGE TRAIL

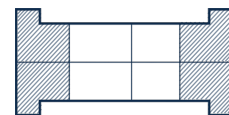
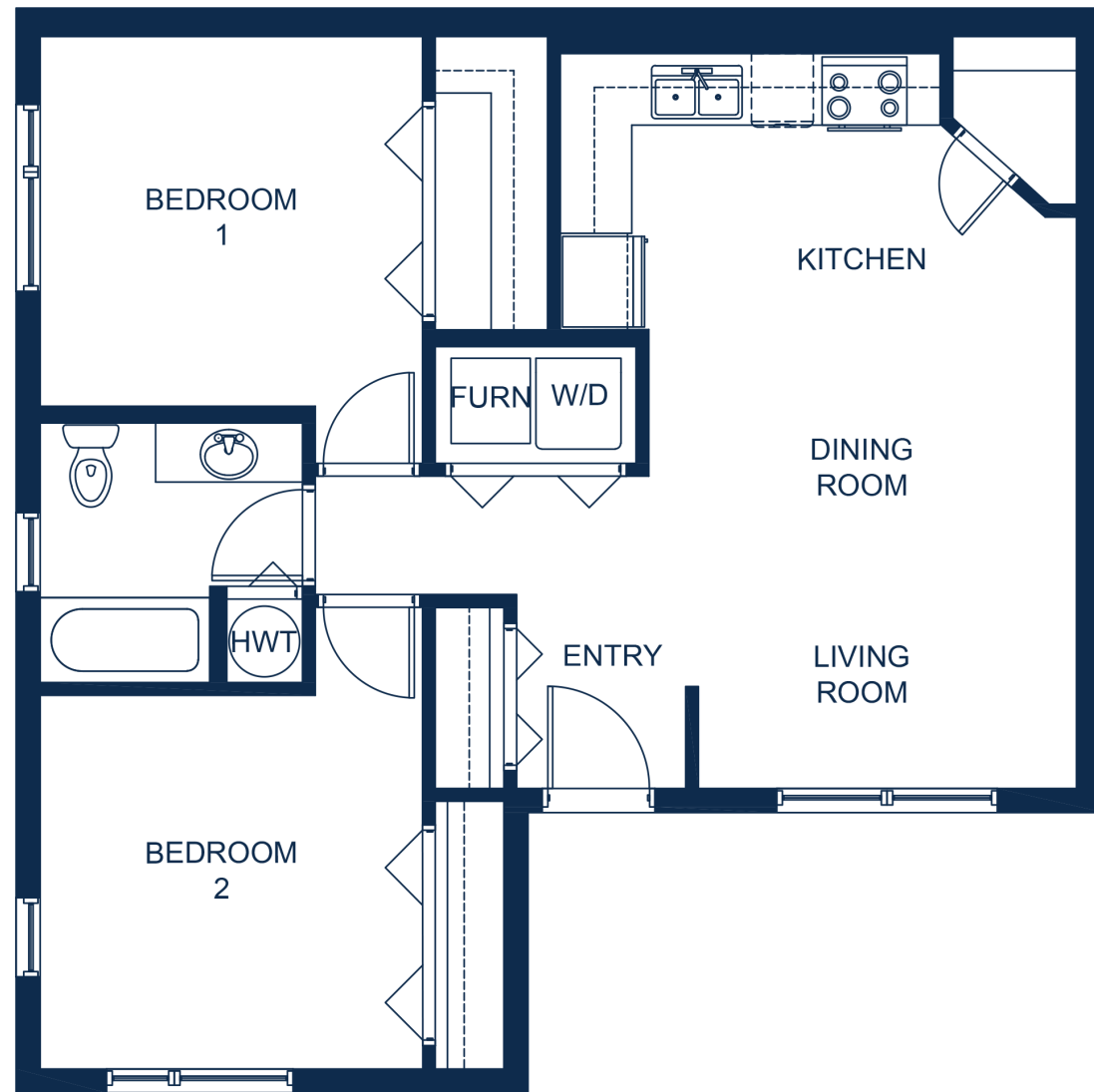


SUITE A

2 Bedroom
1 Bath

TOTAL AREA

850 sq.ft.



LIVING/DINING

13'-6" x 10'-10 1/2"

BEDROOM 1

11'-3 1/2" x 11'-0"

KITCHEN

15'-2 1/2" x 8'-7 1/2"

BEDROOM 2

11'-3 1/2" x 11'-0"



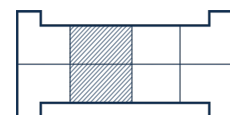
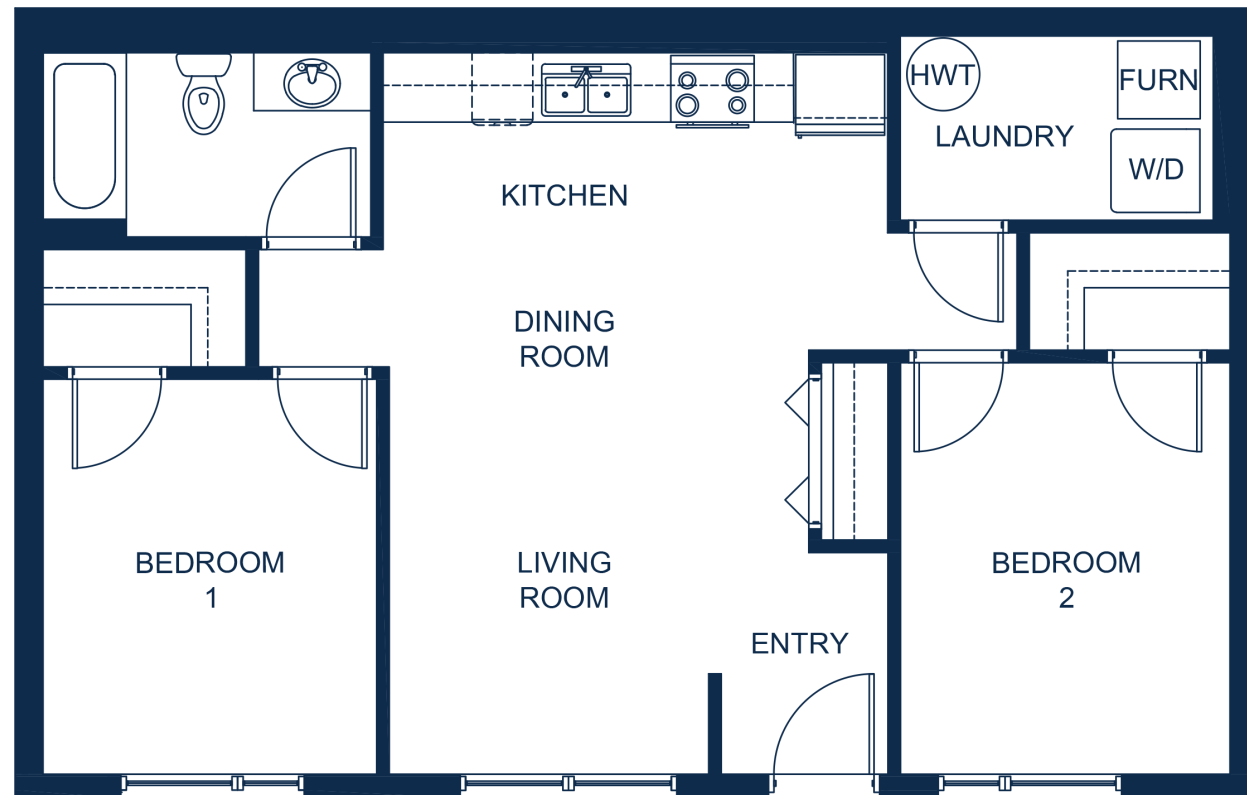
SUITE B

2 Bedroom

1 Bath

TOTAL AREA

850 sq.ft.



LIVING

12'-4" x 9'-6 1/2"

KITCHEN/DINING

15'-10" x 9'-5"

BEDROOM 1

12'-4" x 10'-0"

BEDROOM 2

12'-4" x 10'-0"

LAUNDRY

10'-0" x 5'-11 1/2"



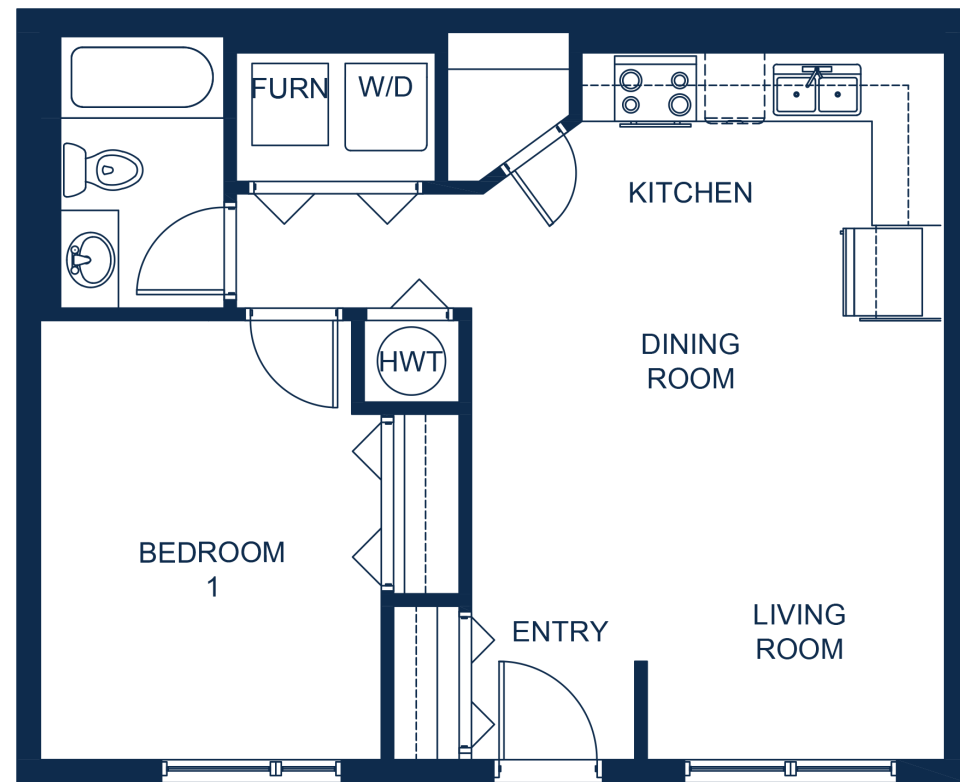
SUITE C

1 Bedroom

1 Bath

TOTAL AREA

650 sq.ft.



LIVING/DINING

14'-4" x 13'-9 1/2"

BEDROOM 1

13'-9 1/2" x 10'-3 1/2"

KITCHEN

14'-4" x 8'-4"

SPECIFICATION

the Building

AMENITIES

Above grade parking
Front yard landscaping on Main floor units
Oversized wooden deck for second floor units

CONSTRUCTION, MECHANICAL & ELECTRICAL

Piled foundation
Oversized Tri-pane windows
Energy efficient, R-60 roof
Individually metered electrical services
Individual forced air electric heating and air conditioning with Heat Recovery Ventilators (HRV) complete with energy efficient ductless heat pumps and air conditioning supplemented with baseboard heaters in every room
Building pre-wired for MTS / Shaw cable TV
Ventilated over the range hood fans
Softened water included in rent.

the Suite

SUITE FEATURES

9 foot ceiling height with painted smooth drywall finish
Modern, open-concept space
Foyer
Entryway Closet
In-suite laundry
Spacious bedroom closets

KITCHENS

White Newport style softclose cabinetry
Walk-in pantry (in Suites A & C)
White Carrara Laminate countertops with double bowl stainless steel sinks
Stainless steel Whirlpool kitchen appliances

BATHROOMS

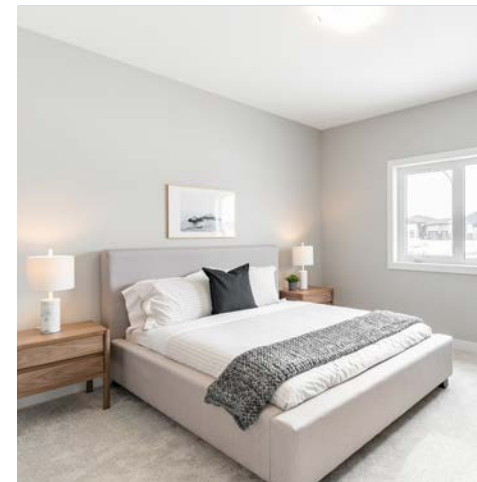
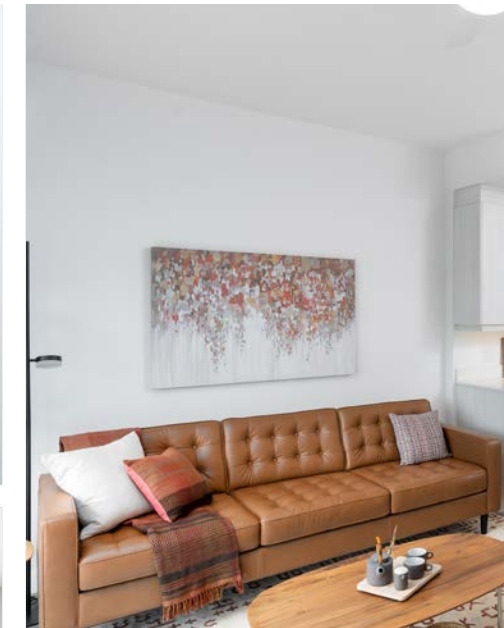
One piece soaker tub and surround
Chrome faucets and rain shower heads
Custom vanities with Vitreous China overmount sink
Recessed medicine cabinets
Chrome bathroom accessories

LIGHTING

LED light fixtures throughout
Motion sensor LED closet lights
3-Light Vanity in all bathrooms

FLOORING

Luxury vinyl plank throughout living rooms, kitchens, and bathrooms
Two-tone carpet in all bedrooms



Notes

Inquiries

Website: www.venturadevelopments.ca
Email: info@rentventura.ca
Tel: (204)669-2500 ext. 256

Developer



Leasing Agent

RENTVENTURA



Important Notice:
1. Images, plans, maps, renderings: Images used only show certain parts of the property and/or town as they appeared at the time they were taken. Renderings used are for indicative purposes only. Areas, measurements and distances given are approximate only.

