



Photos are shown of the 4175 model with upgraded finishes.

DESIGNQ

As part of the new home building process, Sterling Homes offers every home buyer a three-hour personal consultation with a Certified Interior Decorator in the 4,000 square foot design centre, designQ. Our Consultants assist purchasers in choosing interior and exterior selections for their new home.

STERLING HOMES

Sterling Homes has been building award winning homes for Winnipeg families for decades. As an upscale home builder, we offer many exclusive plans in the Sterling portfolio, providing a wide selection of designs to meet the needs of today's families.

Sterling Homes is proud of not only the design and features in our homes, but by the quality and customer service provided. High standards in our choice of materials and workmanship ensure all of our homes are built to last providing a steadfast place for families to enjoy and grow for many years to come.

PLANS & PRICING

Plans and prices are subject to change without notice. Exterior renderings are for marketing purposes and may vary from actual standards included.

The builder reserves the right to change material or specifications without notice, but guarantees that change will be of equal or greater value. Room dimensions are approximate. Windows in cantilevers and size of cantilevers are subject to side yard restrictions. Garage dimensions are exterior. Illustrations are artist concepts and may vary.

**BUILD
BETTER.
BUILD
BOLDER.**

(06/2022)



STERLINGHOMESWPG.COM



Elevation A: Concept Only

THE CATALINA

A

HOME FEATURES

Bedroom: 3 or 4

Bath: 2.5

**Main Floor: 1,317 Sq. Ft.
Second Floor: 1,450 Sq. Ft.
Total: 2,767 Sq. Ft.**

Elevation A - Concept Only

4175 A - 2022

**Sterling
HOMES**
A QUALICO Company

THE CATALINA

A

HOME FEATURES

Bedroom: 3 or 4

Bath: 2.5

Main Floor: 1,317 Sq. Ft.

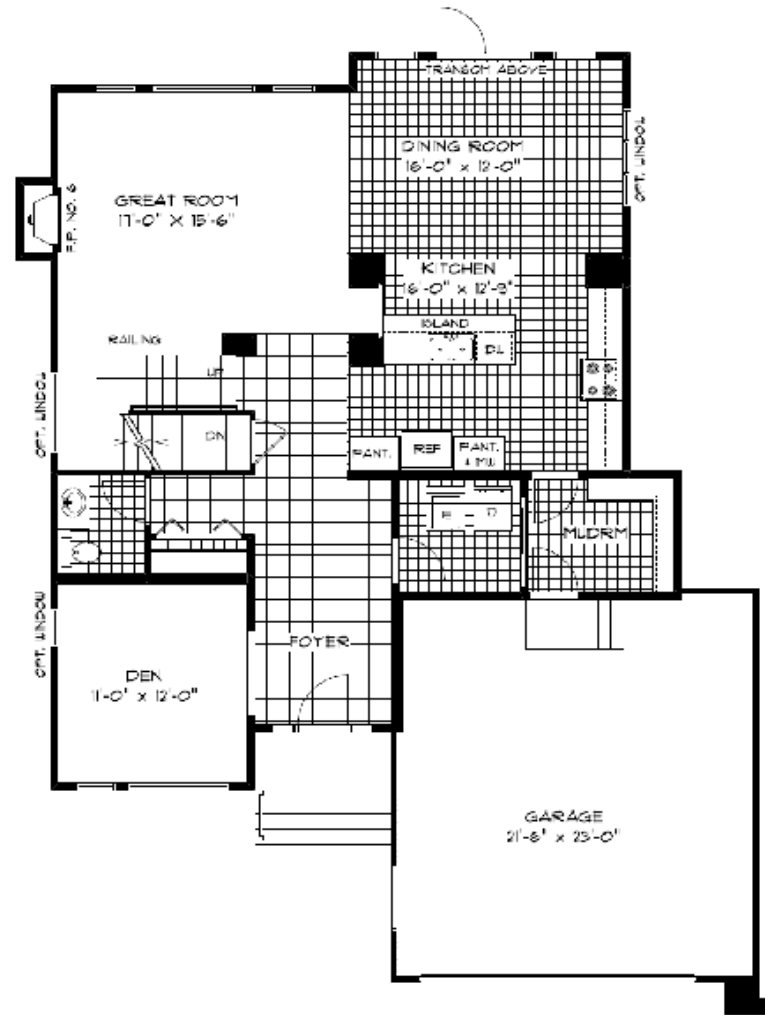
Second Floor: 1,450 Sq. Ft.

Total: 2,767 Sq. Ft.

Elevation A - Concept Only

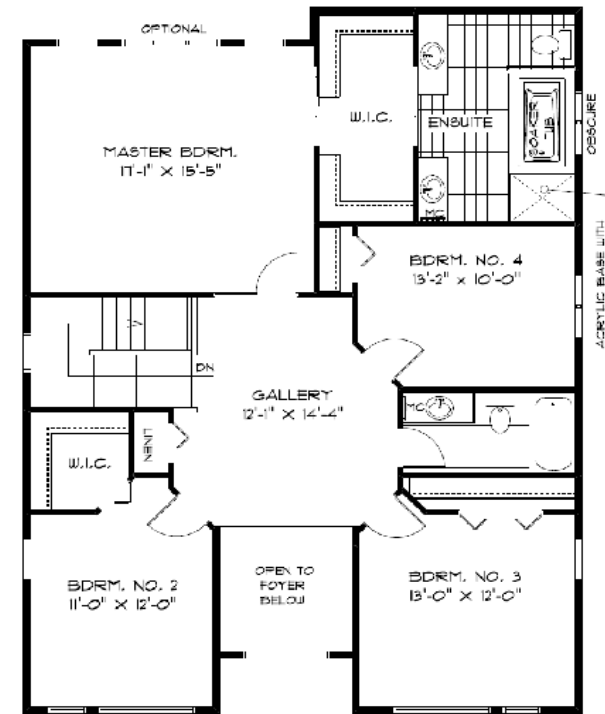
4175 A - 22

- Versatile Den at Front of Home
- Gas Fireplace in Great Room
- Large Mudroom Area at Entrance to Garage
- Main Floor Powder Room
- Second Floor Features 4 Bedrooms as Standard
- WIC and Private Ensuite in Primary Bedroom with a Soaker Tub and Shower
- Optional Enlarged Deluxe Ensuite Available Featuring a Soaker Tub, Shower, Private Water Closet, and 2 Vanities (Reduces Standard to 3 Bedrooms)
- Lower Level of Home Optional to Develop Adding an Additional Bedroom, 3rd Full Bathroom, and Rec. Room



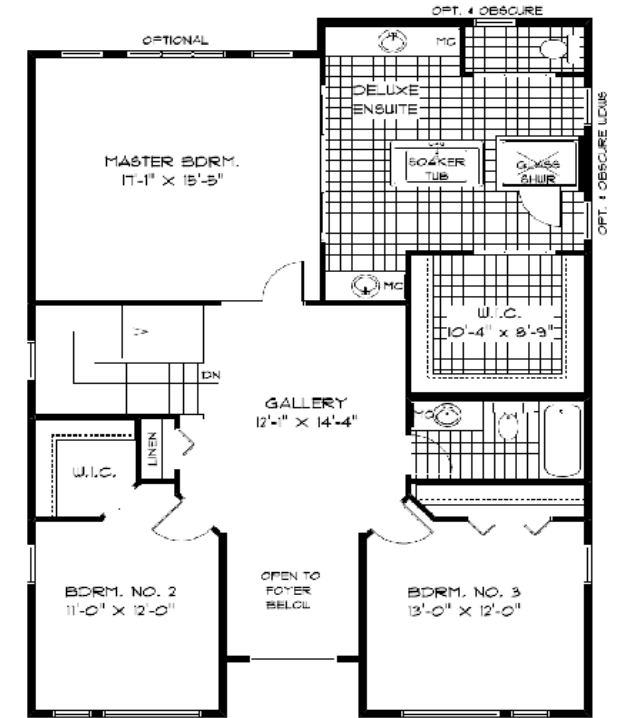
Main Floor Plan

1,317 Sq. Ft.



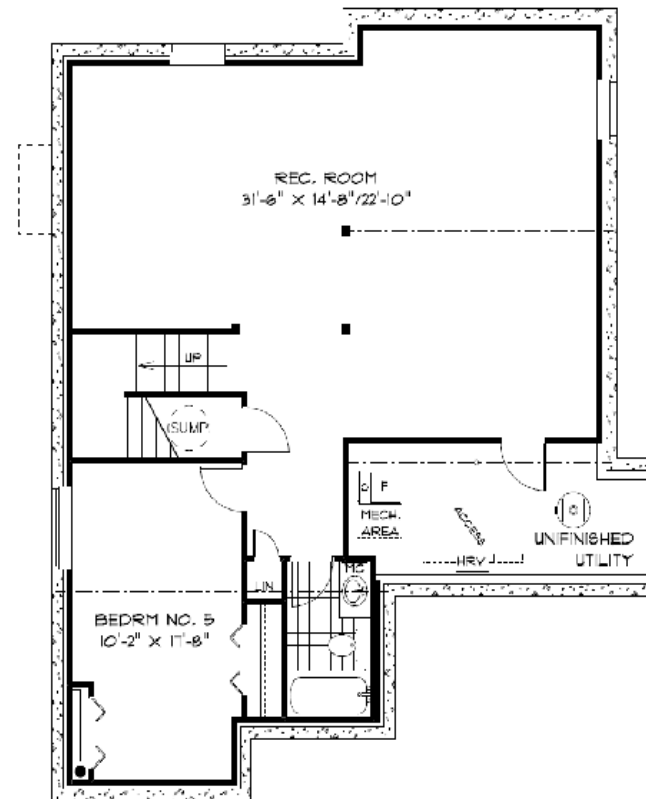
Second Floor Plan

1,450 Sq. Ft.



Optional Second Floor with Deluxe Ensuite and 3 Bedrooms

1,450 Sq. Ft.



Optional Lower Level Plan

Finished Area 996 Sq. Ft.