

# THE CURRENT





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# Let The Current Carry You Home

The Current condominiums offer one of Winnipeg's only luxury living options along the Red River. With just a select number of suites available, this complex is for those looking for more in life — more indulgence, more exclusivity, more serenity. The Current brings together meticulous design, careful attention to detail, and craftsmanship like no other to make for a home you'll be proud to say is yours.

# Nestled Along the Ever-Flowing Red River

Because you deserve to be part of something more.

**You deserve to be Current.**



**PET FRIENDLY**



**LUXURY FINISHES**



**CUSTOMIZABLE**

Designed for Life by

**IRWIN  
HOMES**

Irwin Homes has been building homes and communities for more than 60 years. As a family-owned business, we've built our reputation as one of the most respected custom home builders in Manitoba on a foundation of honest and genuine service.

**IRWINHOMES.CA | @IRWINHOMESLTD | THECURRENTCONDOS.COM**

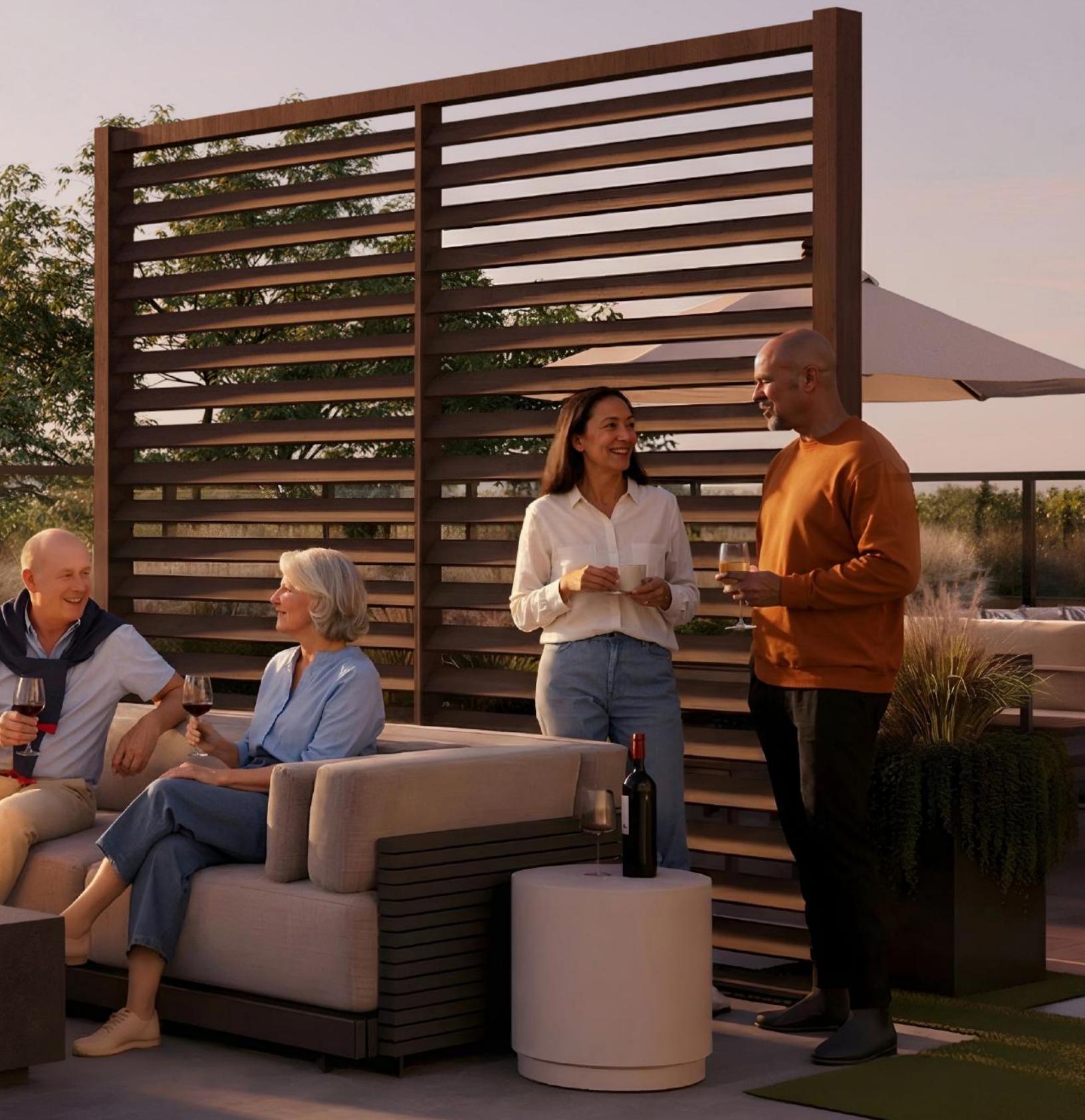
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# Unwind on the Rooftop Patio

Spend your free time on top of the world — feel the wind in your face, hear the river running below, and kick back with some good conversation. Whether a social butterfly or someone who prefers to keep to themselves, there's plenty of room on the rooftop for everyone to enjoy themselves.

- Dining area
- Outdoor kitchen
- Green space with games and entertainment area
- Firepit surrounded by outdoor couches and privacy fence
- Lounge area with various seating options
- Live plants and greenery
- Turf and paving stone





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# 4 Storeys

of sturdy, reliable concrete and steel built with meticulous care. Know your home at The Current is forever, and immerse yourself in the changing river below without worry — so you can do nothing but enjoy the life living on the river brings.

# 13 Floorplans

that enhance the views around you. Whether your home looks out onto the shimmering water beneath your feet, or across the bustling city, The Current features vast windows and floorplans that quietly open your home to the world.

# 36 Units

to choose from, each with extensive customization options to ensure your home is as personal as it should be. With floorplans up to more than 1,700 sq. ft. and two bedrooms in each, The Current makes use of every inch of space without losing that open concept feel.

# The Location

## 30 min

- Winnipeg Richardson International Airport
- Assiniboine Park

## 20 min

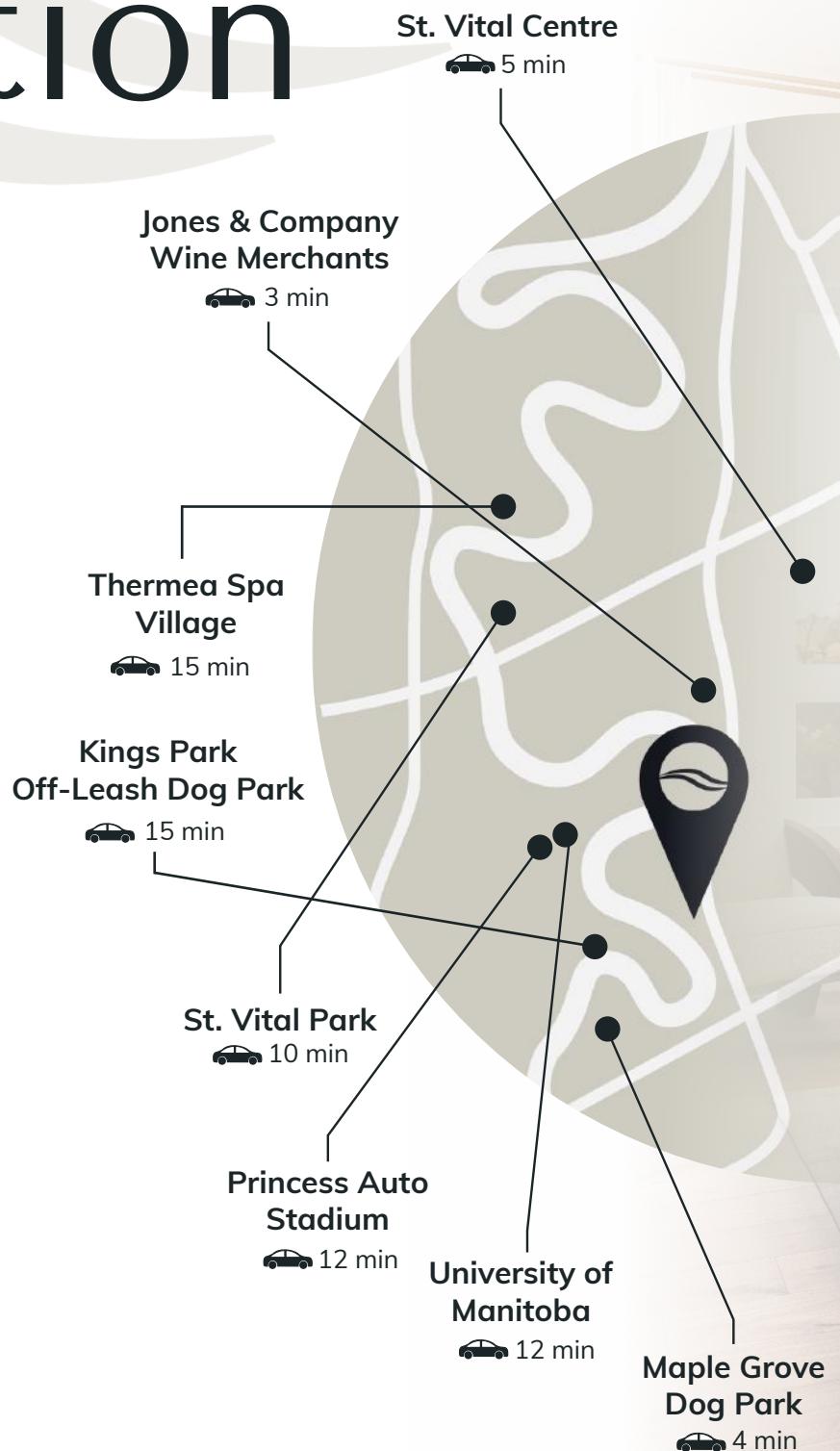
- Canada Life Centre
- The Forks

## 10 min

- Deacons Corner
- Southside Golf Course
- St. Norbert

## 5 min

- Ron Paul Garden Centre
- Lacoste Garden Centre





## Have Company Stay in the Guest Suite

With our guest suite available for residents to use, you never have to worry about making space for visitors. They'll feel right at home with a fully functional unit of their own.



# Stay Active in the Gym

When the outdoors don't permit it, keep your body moving with a full-service gym right at home, found on the first floor of the building. Whatever your workout style, we've got you covered.

# Building Specifications

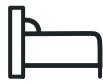
- Precast concrete piles driven to resistance for a strong foundation
- Concrete and steel construction for a solid, quiet home
- Additional oversized parking stalls available, both underground and covered surface parking
- Digital enter-phone system for handheld mobile devices and video view image
- Comprehensive fire alarm system, including full fire suppressing sprinkler system for all areas of the building
- Interior wall system of either solid precast concrete wall panels or staggered steel stuf walls to reduce sound transmission between units
- Exterior elevations consisting of EFIS acrylic stucco and brick veneer for longevity and beauty
- Energy efficient building to reduce energy costs
- Floor system of concrete hollow core with gypcrete concrete topping and floor covering overtop, with drywall on the underside of the ceiling in units below
- Large concrete balconies for all units, making for beautiful exterior spaces
- Modern elevator and dual staircases at each end of the building for ease of entry and exit
- Wifi-enabled common room, gym, rooftop, and guest suite for owners and their guests to enjoy
- Building pre-wired for BellMTS and Rogers internet and TV
- Garbage room for convenience and cleanliness
- Pressurized corridors and common areas to keep odours in suites
- Massive common area rooftop patio complete with outdoor kitchen, dining area, lounging space, and fireplace feature, perfect for creating community
- New home warranty coverage to protect your investment



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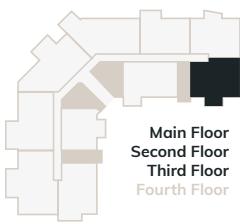
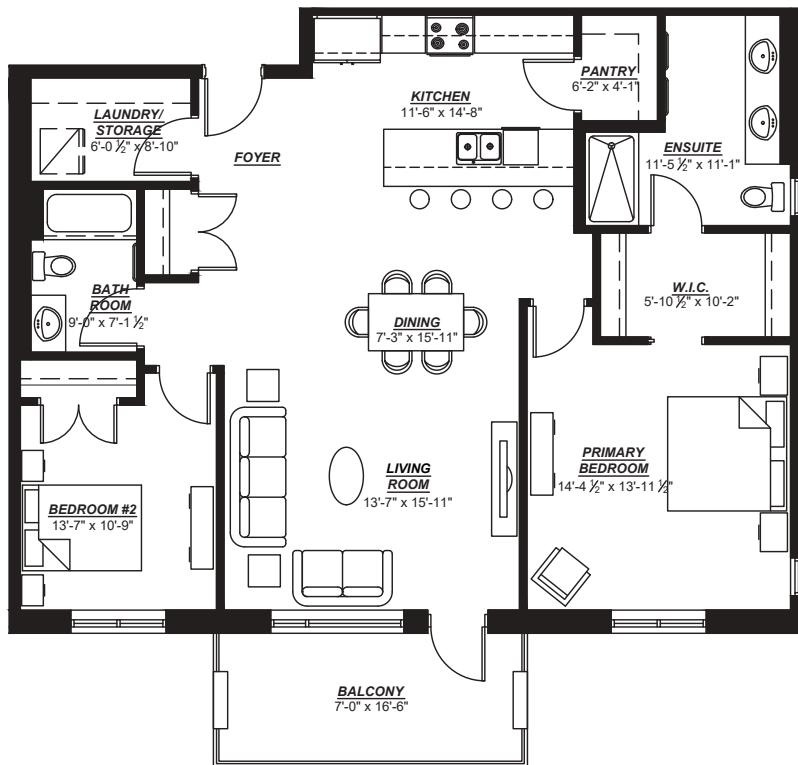
1,328 SQ. FT.



2 BED



2 BATH



Main Floor  
Second Floor  
Third Floor  
Fourth Floor

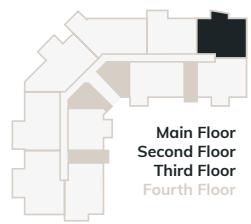
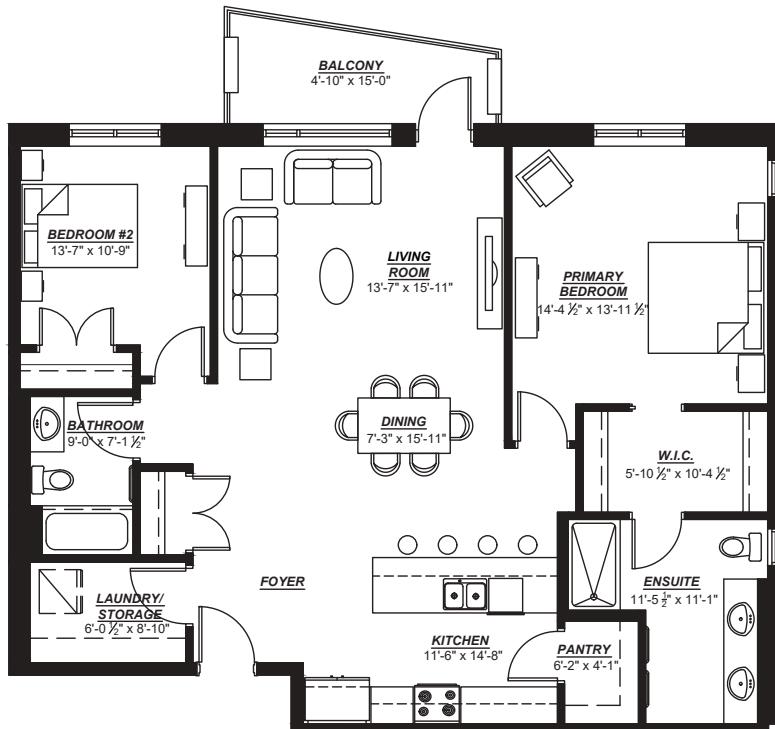
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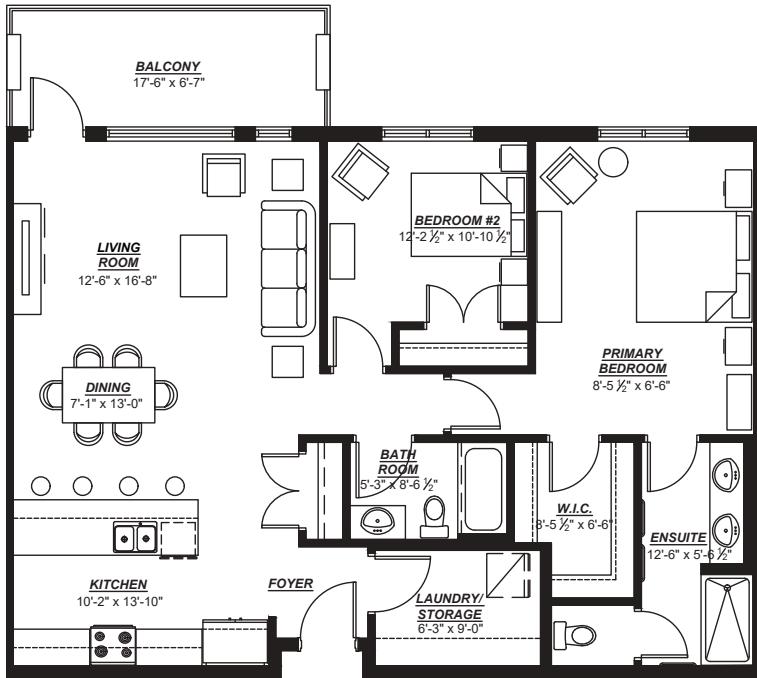
1,217 SQ. FT.



2 BED



2 BATH



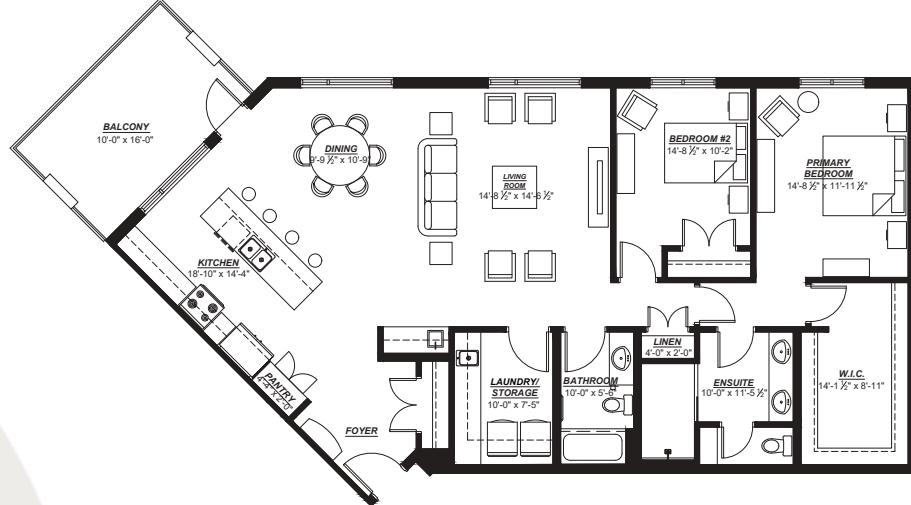
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Main Floor  
Second Floor  
Third Floor  
Fourth Floor

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# C Y P R E E S S



1,592 SQ. FT.



2 BED



2 BATH



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1,557 SQ. FT.



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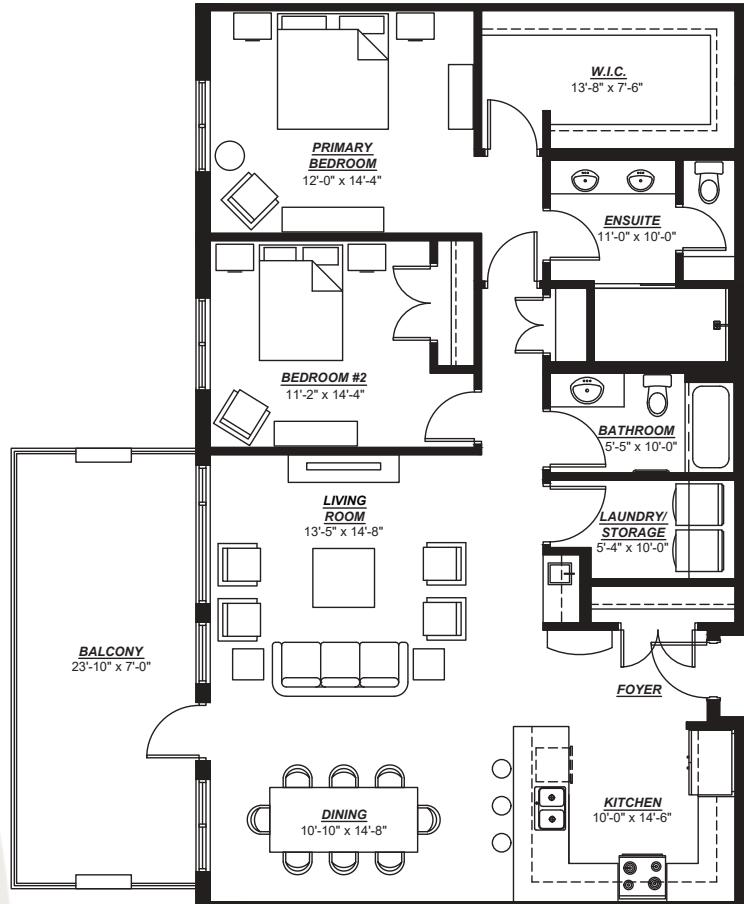


2 BATH



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# T H E L O N



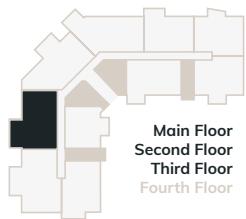
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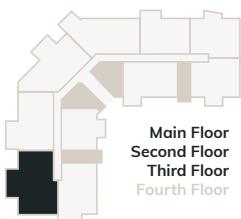
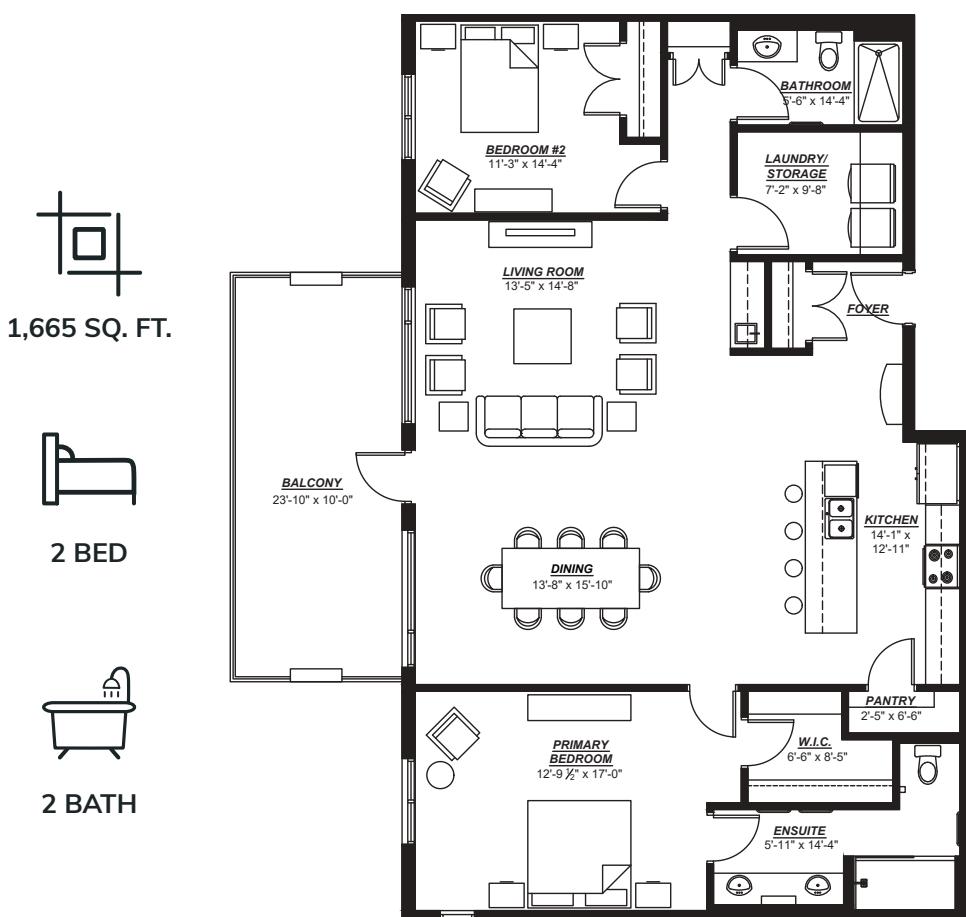
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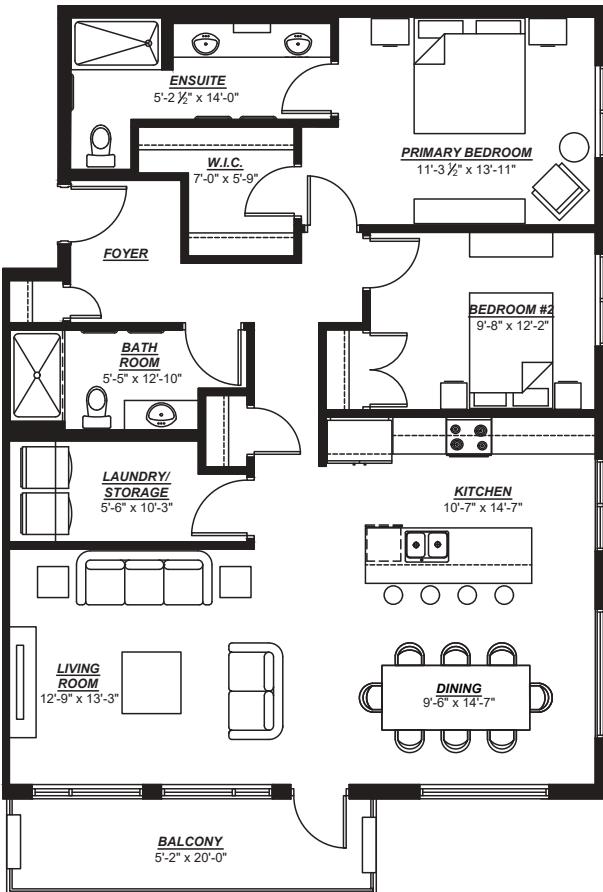


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# S E I N E



1,366 SQ. FT.



2 BED



2 BATH





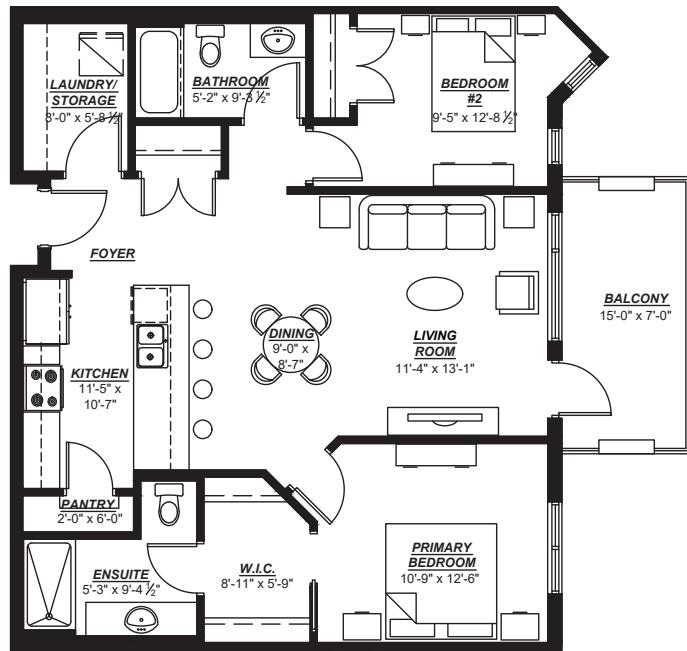
1,044 SQ. FT.



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2 BATH



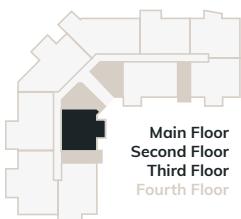
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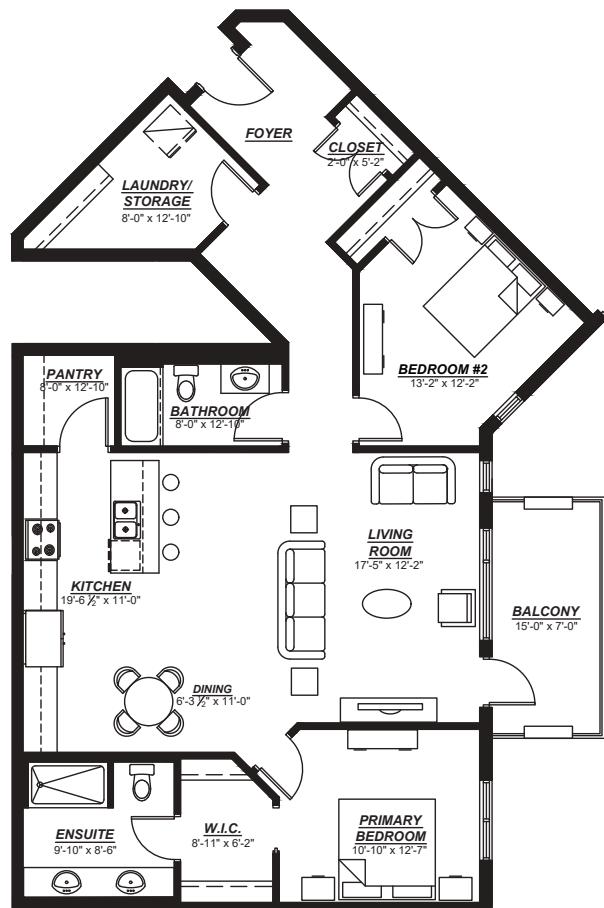
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Main Floor  
Second Floor  
Third Floor  
Fourth Floor

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# NOTAWAY



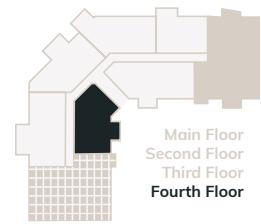
1,453 SQ. FT.



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2 BATH



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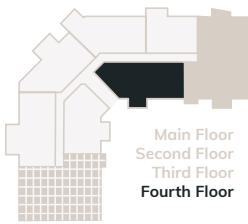
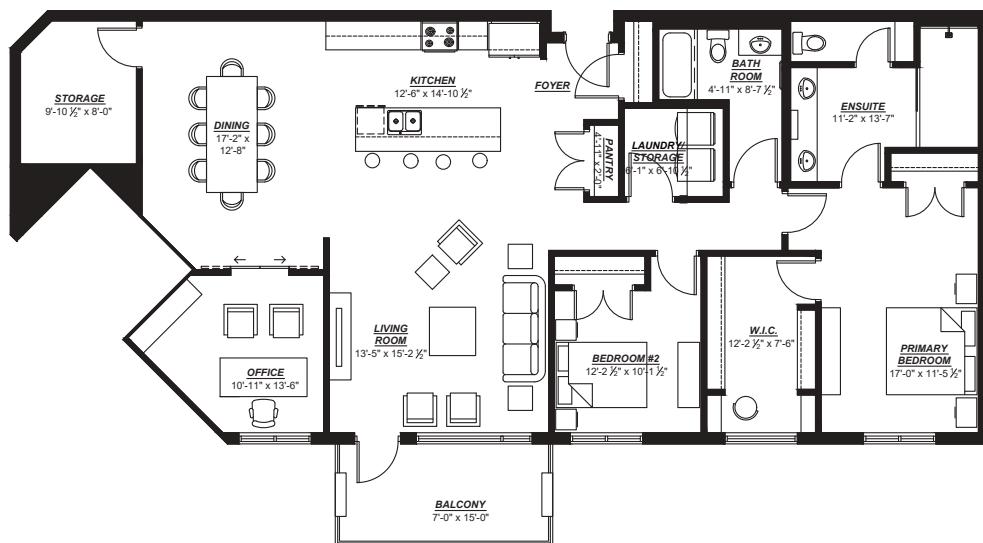
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1,790 SQ. FT.

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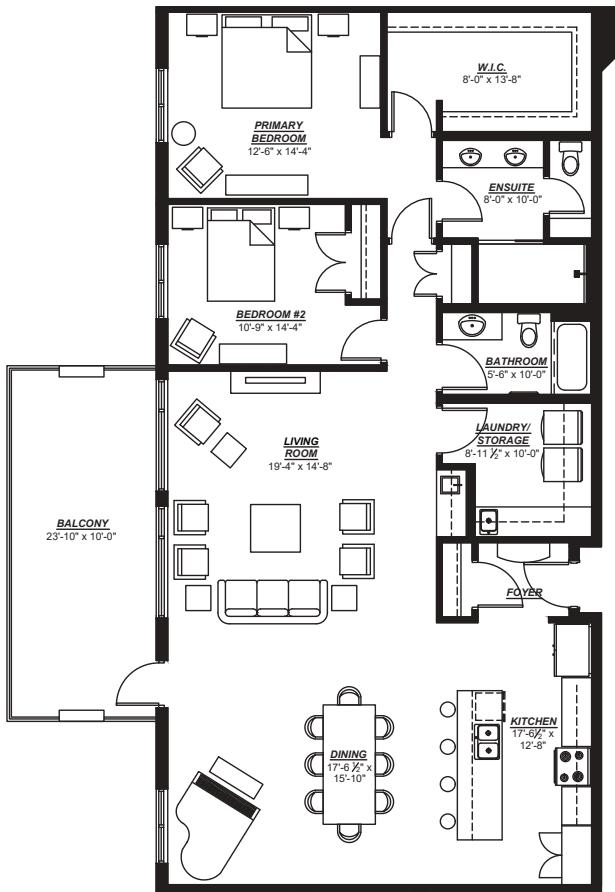
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# L A G R A N D E



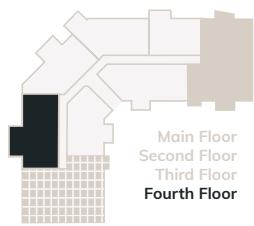
1,780 SQ. FT.



2 BED



2 BATH



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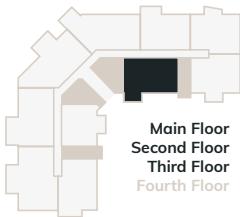
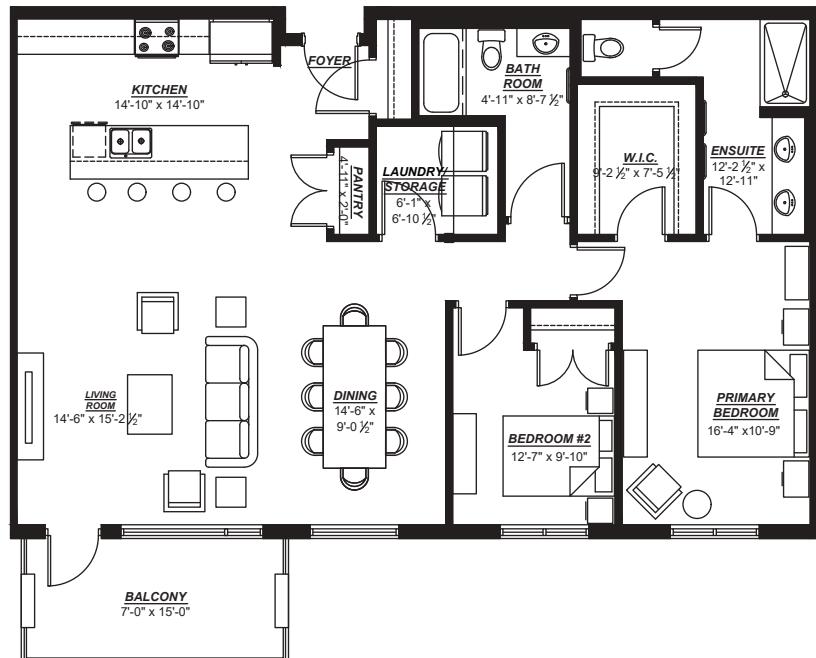
1,352 SQ. FT.



2 BED



2 BATH



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# CLASSIC

# Interior Specifications

Aberdeen | Atlin | Bow | Hayes | Nottaway | Niagara

## General

- Nine-foot ceilings (excl. penthouses: 10-foot ceilings)
- Full seven-piece appliance package including induction cooktop, combination microwave and wall oven, chimney hood fan, 36" counter depth fridge, dishwasher, and in-suite washer and dryer
- Oversized triple-pane operable, low E argon windows and garden door onto patio
- Separate electrical meter for each suite
- Individually controlled, in-suite forced air heating and air conditioning
- 50" electric fireplace with drywall surround

## Cabinetry

- Custom designer kitchen with large island or peninsula (available in various colour options and door styles)
- Maple/painted cabinetry with soft close drawers and doors
- Melamine cabinets in laundry (if applicable as per plan)
- 42" uppers
- Flat top crown moulding and undercabinet valence
- Two banks of drawers on either side of cooktop
- Built-in double waste bin beside sink
- Oversized bathroom vanities with double sinks
- Quartz countertops throughout (available in various colour options)

## Flooring

- Luxury vinyl plank flooring throughout (available in numerous colour options)
- Luxury vinyl tile in bathrooms and laundry
- Heated tile floor in primary ensuite

## Plumbing

- Designer-selected Kohler plumbing fixtures in kitchen and bathrooms
- Double bowl stainless steel sink with pull-down faucet in kitchen
- Chrome bathroom fixtures with white under-mount sink (double sinks in ensuites as per plan)
- Chrome shower fixtures with acrylic tub/shower or shower units as per plan
- Acrylic base with tile surround and frameless glass door

## Lighting

- Designer-selected lighting fixtures throughout
- Lights, switches, and plugs as per code

## Painting/Finishing

- Eggshell finish paint throughout: one primer coat and two finish coats
- One colour for interior walls as per selections package
- All ceilings painted flat white: one primer coat and one finish coat
- Painted and lacquered woodwork throughout (colour as per selections package)
- Solid core interior doors (Lincoln Park profile)
- Matte black lever style handles (Halifax)
- MDF casing: 3" square profile
- MDF baseboard: 4" square profile
- Tile kitchen backsplash (builder's standard)
- Oversized closets and in-suite storage with wire shelving
- Slab mirrors across vanities

# SIGNATURE

## Interior Specifications

Cypress | Oxford | Thelon | La Grande | Rideau | Seine | Kamanak

### General

- Nine-foot ceilings (excl. penthouses: 10-foot ceilings)
- Full seven-piece appliance package including induction cooktop, combination microwave and wall oven, chimney hood fan, 36" counter depth fridge, dishwasher, and in-suite washer and dryer
- Oversized triple-pane operable, low E argon windows and garden door onto patio
- Separate electrical meter for each suite
- Individually controlled, in-suite forced air heating and air conditioning
- 50" electric fireplace with drywall surround

### Cabinetry

- Custom designer kitchen with large island or peninsula (available in various colour options and door styles)
- Maple/painted cabinetry with soft close drawers and doors
- 42" uppers
- Flat top crown moulding and undercabinet valence
- Two banks of drawers on either side of cooktop
- Built-in double waste bin beside sink
- Oversized bathroom vanities with double sinks
- Quartz countertops throughout (available in various colour options)

### Flooring

- Luxury vinyl plank flooring throughout (available in numerous colour options)
- Luxury vinyl tile in bathrooms and laundry
- Heated tile floor in ensuites

### Plumbing

- Designer-selected Kohler plumbing fixtures in kitchen and bathrooms
- Double bowl stainless steel sink with pull-down faucet in kitchen
- Chrome bathroom fixtures with white under-mount sink (double sinks in ensuites as per plan)
- Chrome shower fixtures with acrylic tub with tile surround as per plan
- Large barrier-free custom tiled showers with frameless glass panels
- Shower with rain head from wall and slide bar

### Lighting

- Designer-selected lighting fixtures throughout
- Lights, switches, and plugs as per code

### Painting/Finishing

- Eggshell finish paint throughout: one primer coat and two finish coats
- One colour for interior walls as per selections package
- All ceilings painted flat white: one primer coat and one finish coat
- Painted and lacquered woodwork throughout (colour as per selections package)
- Solid core interior doors (Lincoln Park profile)
- Matte black lever style handles (Halifax)
- MDF casing: 3" square profile
- MDF baseboard: 4" square profile
- Tile kitchen backsplash (builder's standard)
- Oversized closets and in-suite storage with "wood look" melamine shelving with drawer bank and shelves above in primary ensuite

# SELECTION PACKAGES

While we've put together some selections you can choose from when designing your new home, you'll have the opportunity to meet one-on-one with our designers to make every inch of your condo exactly what it should be: undeniably you.

Curate your suite to reflect your personality in its style, colours, and selections. Choose the finishes you want — the ones you've been dreaming about.

Because life at The Current is about seeking, not settling.

## CLASSIC COLLECTION

Find simple elegance in our classic selection package for The Current. With no detail forgotten, this collection gives a timeless, indulgent feel to every unit it's featured in.

Let the high ceilings and oversized, triple pane windows open your home to the vastness of the river. Sip coffee in your custom designer kitchen, complete with maple cabinets and quartz countertops for a luxurious, cozy finish. Walk atop luxury vinyl flooring, get designer-selected finishes, and know your home is the statement you deserve it to be.

## SIGNATURE COLLECTION

Elevation meets luxury in our signature collection for The Current. The little details make all the difference in this package, ensuring each unit feels like a lavish statement of its own.

With high ceilings and oversized, triple pane windows, you'll feel like you're walking right onto the river whenever you come home. Surround yourself with maple cabinetry and quartz countertops. Unwind under a rain head in your custom glass paneled shower and step out onto a heated tile floor. Get the luxe living experience you deserve, and make your home so much more.



**PP** Powell Property Group

**JEREMY HIEBERT**

204-977-2142



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THE CURRENT



THE CURRENT

IRWIN  
HOMES

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