

MAKE EVERY MOMENT COUNT 24/7

If you're looking for a cutting-edge condominium in Osborne Village, your timing is perfect.

That's because 24seven – Osborne Village's newest condominium community – is set to offer buyers a perfect combination of lifestyle and luxury in a location that's second to none.

"You won't find a more central, spectacular location," said Cornerstone Real Estate's Garry Hirsch, who's marketing the project with his wife, Debbie. "24seven is located at River Avenue and Mayfair Place, close to rapid transit, shopping, fine dining and services. It's also close to downtown, just three blocks from the MTS Centre and the new True North Square."

Buying a suite at 24seven will provide residents with immediate access to an extraordinary, urban-inspired lifestyle, said Debbie.

"You can literally walk anywhere from 24seven. If you're entertaining company and feel like a glass of wine or coffee and dessert, you're only a short walk from one of many incredible restaurants and coffee shops. You're only a short walk from The Forks, CanWest Global Park and MTC."



24seven's lobby lounge retreat.

People are already buying into the concept – that 24seven offers a chance to make your home in a vibrant neighbourhood that offers an exciting urban lifestyle, added Garry.

"We've hardly advertised the project, yet it's already 25 per cent sold," he said. "That's because no other project – much like our previous project, The Village Junction, which sold out in two months – offers such a great combination of location and lifestyle in a brand new building that features open, modern concept suites packed with luxury and function."



Garry & Debbie Hirsch are excited about the new 24seven condominiums.

Not only is 24seven's location, lifestyle and luxury hard to beat, but so is the value that it offers.

Brand new one bedroom plus den suites start at \$209,990 including net GST, while two bedroom suites will start at \$254,990 and up for two-bedroom suites.

Condo fees, meanwhile, are very reasonable, starting at \$194 per month, depending on the suite. And because suites are brand new, there's no fear of costly special assessments or volatile condos fees that often happen when you buy an older condominium.

Then, there are the suites themselves, all of which come with nine-foot ceilings, huge windows, barn-style doors, in-suite laundry and massive closets.

No matter which model you choose, it will be exceptionally livable.

"Take the one-bedroom plus den suites," said Garry. "You get spacious peninsula kitchens that can accommodate up to 5 people, with tons of cabinet and counter space. There's plenty of room for a dining table, the living room is huge, and, best of all, you get a den, plus a big laundry/storage room. The layout of the suites is just exceptional – there's no wasted space, which makes them great for entertaining."

So too are the suite's finishes, he added.

"Everyone has a choice of their finishes. Six appliances are included, as well as features such as tri-pane, low-e argon-filled windows, independent in-suite, forced air heating and cooling (plus HRV), 40-gallon hot water tank and your own spacious balcony."

Suites will also be incredibly quiet – a must, considering 24seven is located in such a vibrant, happening neighbourhood.

"The soundproofing at 24seven is simply superior," he said. "The STC (Sound Transmission Class) ratings go beyond standard specifications in all areas – floor construction, exterior walls and suite-to-suite walls. When you come home at the end of the day and go to bed at night, you'll be able to relax and get a restful night's sleep."

Residents will also rest easy knowing that their hard-earned money isn't being thrown away on rent. Suites at 24seven are an investment that have an opportunity to appreciate more than anywhere else in the city.

"Almost all the new construction in the Osborne Village area is very expensive rentals; you can own your suite at 24seven for less than

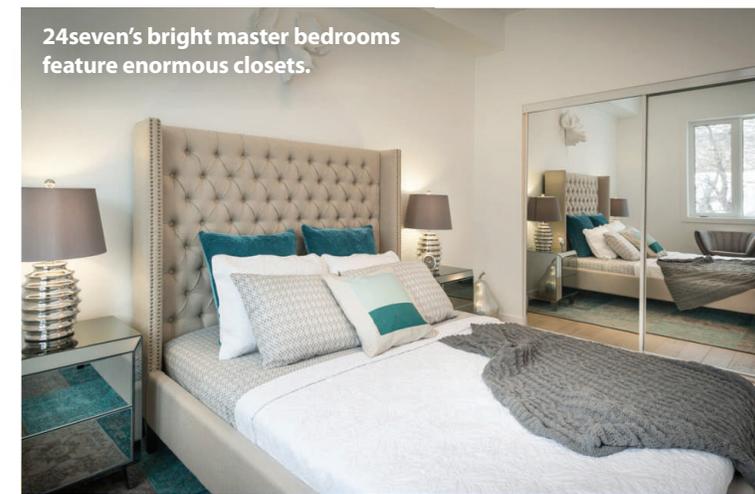
you'd pay in rent," Garry said. "The building will also be professionally managed by Akman Property Management, one of the most respected management companies in the city. That adds a strong level of value and security to your investment."

Money Sense just released a report for Winnipeg ranking Osborne Village as the #2 place to invest in real estate.

Hirsch said that 24seven – which will feature 48 suites spread out over three floors, with stylish, WiFi-enabled common meeting place and semi-enclosed covered parking beneath at ground level – is a great investment for home owners and investors alike.

"The value it's going to offer is incredible," he said. "The location is close to everything, and you're right in the middle of all the action in Osborne Village. All the suites are luxurious and livable, and are affordable. When you buy into 24seven, you'll be buying into an incredible lifestyle that offers a location – and value – that can't be beat."

For more information on 24seven's perfect combination of location, lifestyle and luxury, visit our display suites at 369 Stradbrook Ave. – 24sevencondos.com - Sat & Sun 1-4 or Thurs 6-8, or call Garry or Debbie Hirsch at 94CONDO – (204) 942-6636.



24seven's bright master bedrooms feature enormous closets.