





DISCOVERY

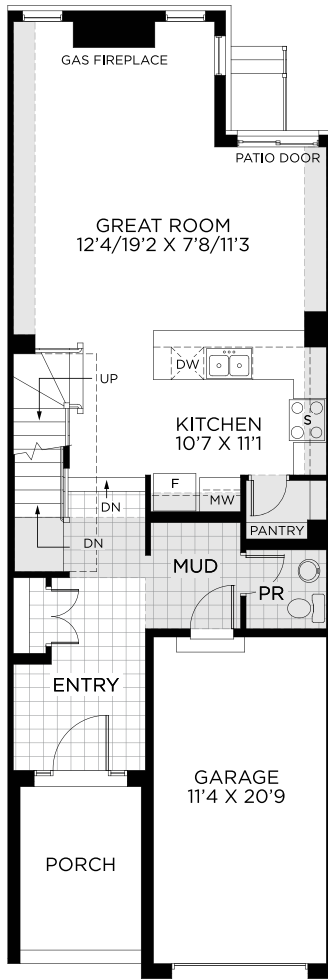
2,119 SQ. FT. | INTERIOR UNIT

\$809,900

BLOCK 22 | LOT 206
505 COBRA CRESCENT

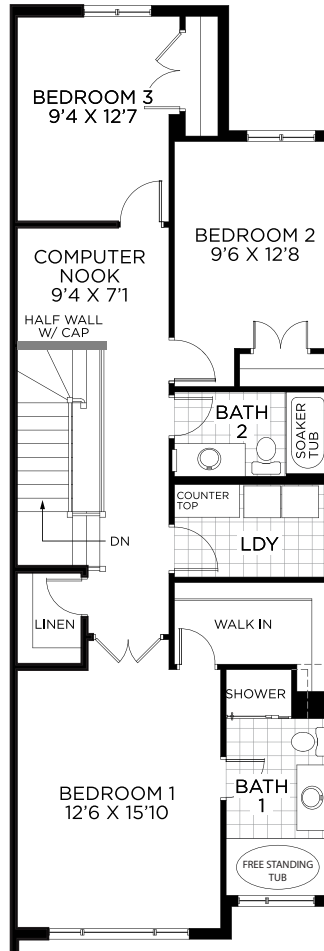
CLOSING

FEB/MARCH 2023



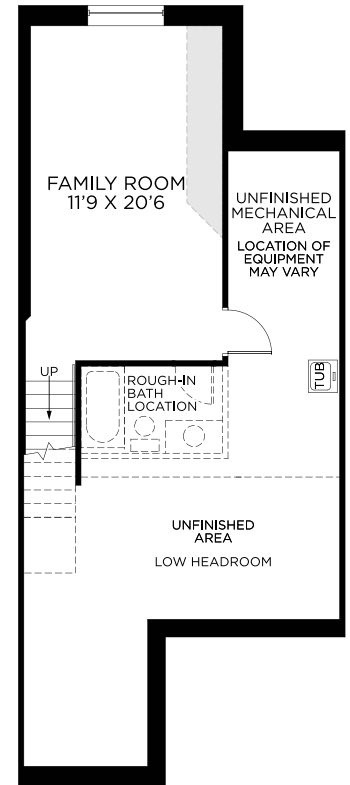
Ground floor

Bulkhead or Drop Ceiling



Bedroom floor

3 bedrooms w/computer nook



Basement

Finished area 297 sq.ft.



All illustrations are artist concepts and should be used as reference only. Plans and specifications are subject to change without notice. All dimensions are approximate. Actual usable floor space may vary from stated area. Structural/mechanical requirements may result in bulkheads, dimensional revisions and/or minor adjustments that follow Tarion regulations. Exterior steps and landings, including garage, may vary with site grading. Brick sides and rears are subject to site specifications. The ENERGY STAR® for New Homes Standard is administered and promoted in Canada by Natural Resources Canada. E. & O. E.13/07/2022





DISCOVERY

2,119 SQ FT. | INTERIOR UNIT

505 COBRA CRESCENT

BLOCK 22 | LOT 206

**\$13K IN
UPGRADES!**

\$809,900

COLOURS & FINISHES SELECTED

MOVE IN EARLY 2023!

This **interior unit** ENERGY STAR® certified townhome features the standard 3 bedroom & computer nook with 4pc Bath 1 & upstairs laundry layout.

This luxury model includes an upgraded free standing tub in Bath 1.

Designer selected upgraded hardwood flooring on the ground floor, upgraded kitchen countertops, & various upgraded tiles in the bathrooms.

Finished basement family room included!

LUXURY FEATURES INCLUDED IN PRICE:

Quartz Countertops in Kitchen, Ensuite & Main Bath, Central Air Conditioning and a Smart Home System!

- Video Doorbell
- Programmable WiFi Thermostat
- Five Smart Switches (locations specified by builder)
- WiFi garage door opener



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COLOURS & FINISHES SELECTED!



KITCHEN/FLOORING/STAIRS

CABINETS

Prairie – Cotton Mist

COUNTERTOPS

Calico White UPGRADE

BACKSPLASH

Ceratec 3x6 Essential Subway Bianco Glossy

HARDWOOD

Biyork – Breath of Winter UPGRADE

CARPET

Sweet Emotion – Sandy Beige

HARDWOOD STAIRCASE STAIN

ELK 0108-F

PAINT

Decorator's White

RAILING

Smokey Grey



BATH 1

CABINETS

Morning Dew

COUNTERTOPS

Frost White

FLOOR TILE

Centura 13x13 Newcastle Beige Matte UPGRADE

WALL TILE

Olympia 4x16 Soul Ivory Glossy UPGRADE



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COLOURS & FINISHES SELECTED!



BATH 2

CABINETS

Prairie – Morning Dew

COUNTERTOPS

Frost White

FLOOR TILE

Ceratec 12x24 Rhapsody Cream Matte

WALL TILE

Euro 4x16 Soho Halo Grey Matte



LAUNDRY

CABINETS

Amsterdam – Snowfall

COUNTERTOPS

Frost White

FLOOR TILE

Ceratec 12x24 Rhapsody Cream Matte

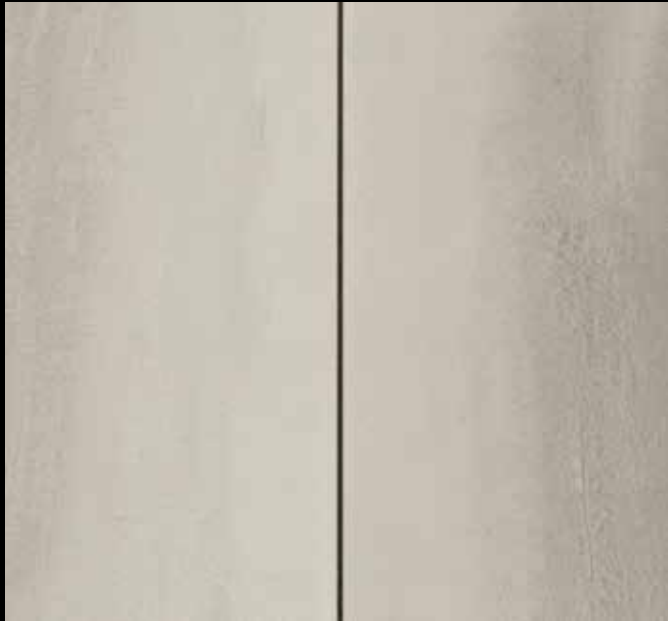


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COLOURS & FINISHES SELECTED!



ENTRY, MUDROOM, POWDER ROOM

FLOOR TILE

Ceratec 12x24 Rhapsody Cream Matte



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ENERGY STAR® Certified Townhomes

LUXURY FEATURES

- ENERGY STAR® Certified central air conditioner
- Stunning 3 1/8" engineered hardwood flooring in kitchen, living room, dining room, great room & ground floor hallways.
- Oak spindles, posts and handrails, with oak nosing under the spindles at 2nd floor stair opening (as per plan)
- 1 1/4" Quartz countertops in kitchen and 3/4" Quartz countertops in ensuite and main bath
- 9' ceiling heights on ground floor for spacious interior living
- Smooth ceilings throughout home
- Floor tiles available all bathrooms, laundry room, mud room & main entry
- 39" upper kitchen cabinetry allowing for extra kitchen storage
- Soft close hinges and drawers in kitchen and bathrooms where applicable
- Kitchen cabinet valence lighting
- Double stainless steel kitchen sink complete with single lever low-flow faucet and vegetable pull-out spray
- Built-in refrigerator waterline in kitchen
- Tiled ensuite shower with custom pivoting glass door and low profile acrylic base
- Contemporary pedestal sink in powder room with single handle faucet.
- LED pot lighting in lower halls, kitchen and ensuite shower
- Modern swing passage doors and swing closet doors with lever hardware
- Convenient gas rough in for stove, dryer and BBQ
- Finished family room in basement
- Video Doorbell
- Programmable WiFi Thermostat
- Five Smart Switches (locations specified by builder)
- WiFi garage door opener
- Convenient USB outlet in kitchen and master bedroom (locations specified by builder)

QUALITY CONSTRUCTION

- Steel Reinforced Concrete Foundation Walls offer 18 MPa compressive strength, versus 15 MPa in Ontario Building Code
- Exterior insulation protects the concrete from freezing, which will reduce the risk of cracks and condensation problems.
Using the TUFF-N-DRI® exterior membrane provides a 30 year warranty against water penetration.
- 2" x 6" stud wall framing at 24" on center provide the same support as traditional studs spaced 16" on center, but reduce thermal bridging and increases insulation lowering heating costs.
- 5/8" tongue and groove sub floor nailed, glued and screwed to pre-engineered floor joist system
- Heated plenum in floor above garage to keep the floor comfortably warm
- 30 year rated shingles
- 3-piece basement rough-in for future tub, toilet and vanity basin
- Oversized thermal slider basement windows to allow more light into the basement
- Our exclusive notched foundation brick check for prevention of water infiltration
- Comprehensive dual hi-tech Category 5 wiring for high speed connections
- PVC conduit for future hi-tech wiring from basement to attic
- Urbandale's award winning After Sales Service Program
- Pre-paid Tarion Home Warranty fee



ENERGY STAR® Certified Townhomes

ENVIRONMENTAL DETAILS

- Efficient showerheads, faucets and toilets to save water by up to 30%
- All insulation meets or exceeds the requirements of the Environmental Choice Program for raw material from recycled glass or paper
- All carpets are labeled as green under the Canadian Carpet Institutes Green Label program. Green carpets are low VOC to improve indoor air quality and designed for recyclability.
- Eco-friendly flooring adhesives to improve indoor air quality
- Formaldehyde-free cabinetry reduces off-gassing of toxic chemicals to improve indoor air quality
- Eco-friendly paints that meet or exceed Environment Canada's Environmental Choice Standards to improve indoor air quality
- Heat Recovery Ventilator (HRV) connected to all bathrooms which draw in fresh air from exterior while recovering heat generated from inside. These units allow for controlled intake of fresh outdoor air to improve indoor air quality.

ENERGY EFFICIENCY

- ENERGY STAR® Certified designates that Urbandale homes use 20% less energy than a house built to Code, with a corresponding decrease in energy costs.
- R-5.6 rigid insulation is attached to oriented strand board (OSB), increasing the structural integrity of the exterior walls
- Interior wall cavity insulation value R-22. Combined exterior wall assembly insulation value R-27.6
- 8-10" thick foundation wall insulation value R-12 on exterior plus R-12 on interior. Exterior insulation keeps the concrete foundation from freezing, reducing the chance of cracks and condensation problems.
- R-8 insulation under slab for warmer basements
- Raised heel trusses with R-60 insulation in attic
- Windows designed for the Arctic climate to keep out the cold and unwanted noise. We use ENERGY STAR® Certified windows (triple or double glazing, depending on the application, argon filled with a low-e coating).
- Draft protected outlets reduce air leakage and lower heating costs
- Condensing rental water heater with 90% Thermal Efficiency (TE)
- Power vent, forced air, high efficiency gas furnace w/ 96% Annual Fuel Utilization (AFUE). Multi-speed furnace fan matches the heating needs for more efficient operation.
- Heat Recovery Ventilator with 75% efficiency
- High capacity bypass flow through humidifier
- Programmable WiFi Thermostat can lower heating bills by 10% by lowering the temperature when the house is unoccupied
- LED lighting throughout home. LED uses 80% less than incandescent bulbs and last up to 25 times longer
- Drain water heat recovery system to save energy on water heating