



**HILLSBORO**

2,819 SQ. FT.

**RIVERSIDE SOUTH**

810 Acai Street  
PACIFIC SERIES | 44' LOT  
Phase 117-1 | Lot 46

**\$1,234,900**

**Net Zero Ready Home**

**Optional 4th Bedroom and 2.5 Bath Layout  
with Additional Basement Bedroom and Bath layout includes**

\$50K in Structural/Framing Upgrades

\$4K in Electrical Upgrades

\$53K in Upgraded Finishes include; engineered hardwood in hallway on the  
bedroom floor, black metal spindles and a fully tiled (2-Storey) fireplace

46" Linear Fireplace on the ground floor and in the basement

Oak hardwood staircase with iron spindles from main to bedroom floor

Vanity in lieu of pedestal sink

Freestanding tub in Bath 1

3x5 Shower in Bath 1 and Basement Bath

Wet bar in Basement

**Contact**

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All illustrations are artist concepts. Homes may be left or right versions. All dimensions are approximate. Actual usable space may vary from stated area. Structural/mechanical requirements may result in dimensional revisions and/or adjustments to layout. Plans and specifications are subject to change without notice. Exterior elevations are determined by Urbandale and may vary. See the Sales Consultant for closing date details. ENERGY STAR® is an official mark of Natural Resources Canada. Used with permission. E. & O. E. 29/01/2025



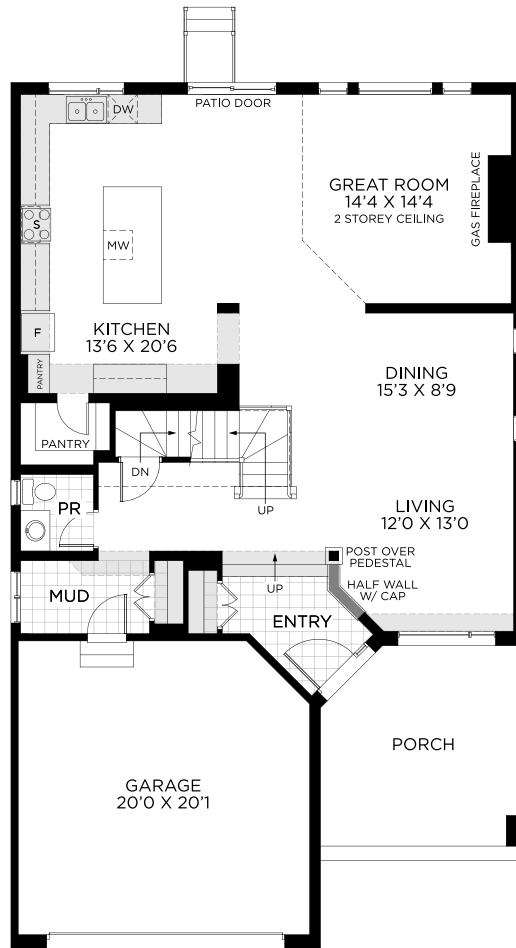
# HILLSBORO

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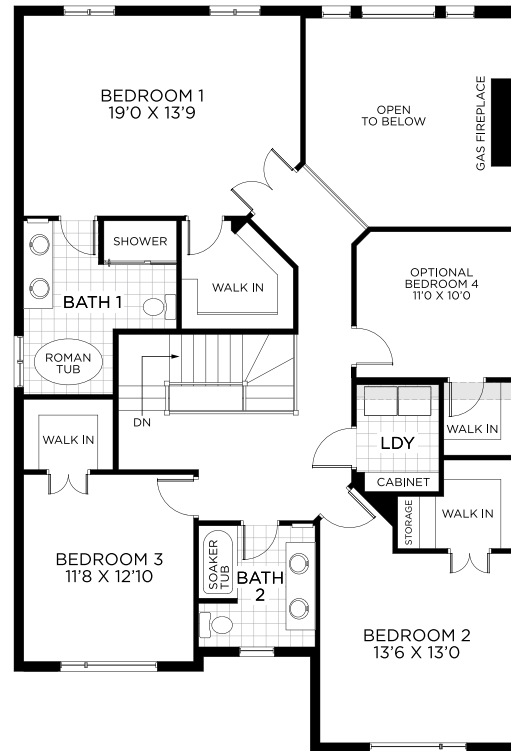
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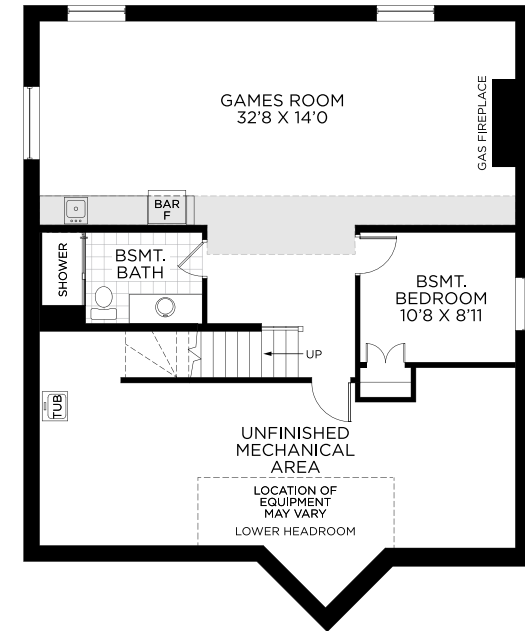
# FLOORPLAN



GROUND FLOOR



BEDROOM FLOOR



BASEMENT - FINISHED AREA 602 SQ.FT.

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## FLOORING AND PAINT THROUGHOUT

1



2



3



4



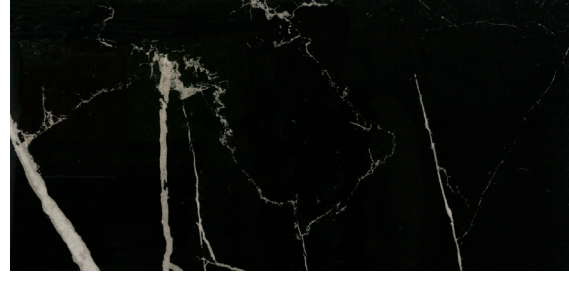
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6



7



8



9



10



11



**1**  
**HARDWOOD**  
Biyork 6 Engineered  
European Oak Valencia  
includes upper hall  
UPGRADE

**2**  
**CARPET**  
Minotaur -  
Morning Light

**3**  
**ENTRY & MUDROOM  
FLOOR TILE**  
Euro Pasha Mayfair  
Calacatta Oro (Glossy)  
24 x 24 UPGRADE

**4**  
**BATH 1 FLOOR TILE**  
Euro Millenium Abadia  
Bianco (Glossy)  
12 X 24

**5**  
**BATH 2, BASEMENT  
BATH & LAUNDRY  
ROOM FLOOR TILE**  
Olympia Duomo Blanco  
(Matte) 12 x 24

**6**  
**BASEMENT WET BAR  
FLOOR TILE**  
Centura Pirite Dark  
Grey (Matte)  
12 x 24

**7**  
**POWDER ROOM FLOOR  
TILE**  
Olympia Nero Marquina  
Eterna (Glossy)  
24 x 24

**8**  
**PAINT**  
Benjamin Moore - Decorator's White  
(CC-20)

**9**  
**GARAGE PAINT**  
Benjamin Moore - Stonington Gray (HC-170)  
Paint all interior walls of garage UPGRADE

**10**  
**BASEMENT FEATURE WALL PAINT**  
Benjamin Moore - Abyss (2128-20)  
UPGRADE

**11**  
**POWDER ROOM VANITY WALL PAINT**  
Vanity Wall - Benjamin Moore - Jet Black (2120-10)  
UPGRADE



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## KITCHEN

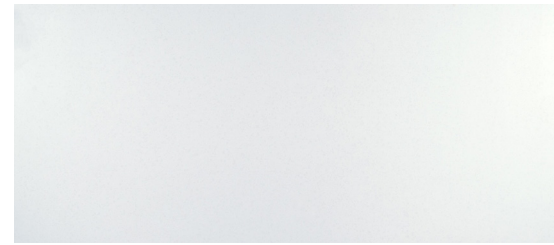
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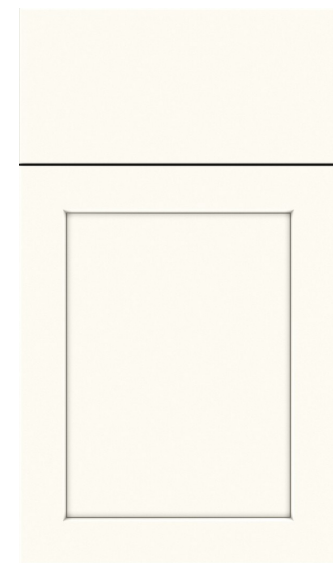
2



3



4



5



6



**1**  
RANGE HOOD  
SCB-51436SS 36" Stainless  
Steel Cyclone Canopy Range  
Hood  
UPGRADE

**2**  
KITCHEN BACKSPLASH  
Ceratec Metallica White  
(Glossy)  
2.2 x 9.3  
UPGRADE

**3**  
COUNTERTOP  
Calico White  
UPGRADE

**4**  
CABINETRY  
Preston - Textured White

**5**  
KITCHEN FAUCET  
Delta Trinsic Champagne  
Bronze  
UPGRADE

**6**  
SINK  
Blanco Blanco Quatrus  
R15 U2 modern double  
bowl  
UPGRADE

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BATH 1

1



2



3



4



5



6



7



9



10



8



**1**  
WALL TILE  
Euro Millenium Abadia  
Bianco (Glossy)  
12 X 24

**2**  
COUNTER  
Snow White

**3**  
CABINETRY  
Salem - Tuscan

**4**  
TUB  
Maax Delsia  
UPGRADE

**5**  
FAUCET  
Standard

**6**  
SHOWER TRIM  
Standard

**7**  
TUB FAUCET  
Delta Vero with  
Handshower -  
Chrome UPGRADE

**8**  
SINK  
Contrac Colette  
UPGRADE

**9**  
TOILET  
Standard

**10**  
ACCESSORIES  
Standard

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## BATH 2

1



2



3



4



5



6



7



8



**1**  
**WALL TILE**  
Olympia Duomo Blanco  
(Matte)  
12 X 24

**2**  
**COUNTER**  
Snow White

**3**  
**CABINTRY**  
Contempra -  
Textured Pier

**4**  
**FAUCET**  
Standard

**5**  
**SHOWER TRIM**  
Standard

**6**  
**SINK**  
Contrac Colette  
UPGRADE

**7**  
**TOILET**  
Standard

**8**  
**ACCESSORIES**  
Standard

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## BASEMENT BATH

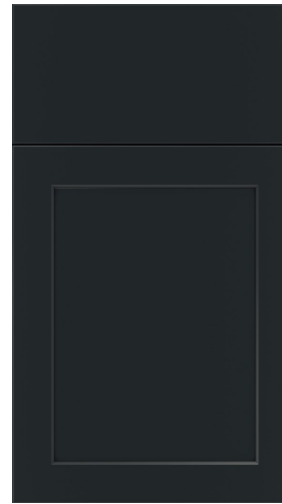
1



2



3



4



5



6



7



8



**1**  
WALL TILE  
Olympia Colour & Dimension  
Series Sapphire (Glossy)  
4 X 16  
UPGRADE

**2**  
COUNTER  
Snow White

**3**  
CABINETY  
Preston - Satin  
Starless  
UPGRADE

**4**  
FAUCET  
Standard

**5**  
SHOWER TRIM  
Standard

**6**  
SINK  
Contrac Colette  
UPGRADE

**7**  
TOILET  
Standard

**8**  
ACCESSORIES  
Standard

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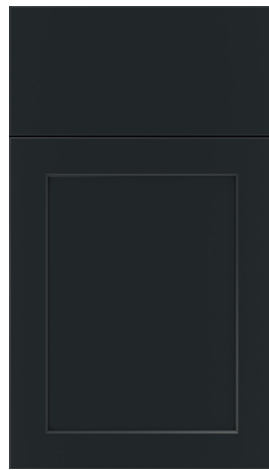
## BASEMENT WET BAR

1



**1**  
COUNTER  
Snow White

2



**2**  
CABINTRY  
Preston - Satin  
Starless  
UPGRADE

3



**3**  
FAUCET  
Delta Trinsic Bar Faucet  
Champagne Bronze  
UPGRADE

4



**4**  
SINK  
Blanco Quatrus Bar  
Sink  
UPGRADE



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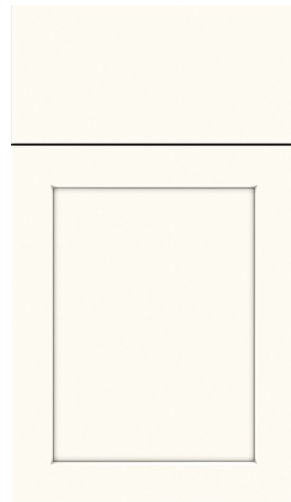
810 Acai Street  
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## POWDER ROOM

1



2



3



4



5



6



**1**  
COUNTER  
Snow White

**2**  
CABINTRY  
Preston - Textured  
White

**3**  
FAUCET  
Delta Trinsic  
Champagne Bronze  
UPGRADE

**4**  
SINK  
Standard

**5**  
TOILET  
Standard

**6**  
ACCESSORIES  
Standard

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## FIREPLACE AND DOORS

1



2



3



4



4



**1**  
**FIREPLACE**  
Linear 46 on main  
floor and basement  
UPGRADE

**2**  
**2 STORY FIREPLACE TILE**  
EuroPasha Mayfair  
Calacatta Oro (*Glossy*)  
24 X 24 UPGRADE

**3**  
**DOORS**  
Standard

**4**  
**INTERIOR HARDWARE**  
Standard

**5**  
**EXTERIOR HARDWARE**  
Standard