

# ASTORIA

2,335 SQ. FT.

142 Shuttleworth Drive  
PACIFIC SERIES | 35' LOT  
Phase 1 | Lot 219



**SOLAR  
ENERGIZED  
PACKAGE**



# \$1,048,900

## MOVE IN READY

STANDARD 3 BEDROOM LAYOUT W/LOFT & 2.5 BATH

## Net Zero Ready Home

Your new home features **Urbandale's Solar Energized Package: A 5 Kilowatt Rooftop Solar Panel System.** In addition to solar panels and a 200 amp service, your Urbandale home will feature a system of standard features & third party certification designed to enhance comfort & efficiency.

\$4900 in framing and electrical upgrades  
\$24K in upgraded finishes

**Upgrades include:**

3x5 Shower in Bath 1  
Freestanding tub in Bath 1

**CONTACT INFORMATION**

Morgan Patmore | Sales Consultant

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P: 613-695-3011

All illustrations and images are artist concepts and should be used as reference only. Solar panel arrangement and roof layout may vary on home footing and best sunlight capture. 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 Taron regulations. Exterior steps and landings, including garage, may vary with site grading. Brick sides and rears are subject to site specifications. Our homes are qualified under the CHBA's Net Zero Ready Home Labelling Program. Logo used with permission. E. & O. E. 18/01/24



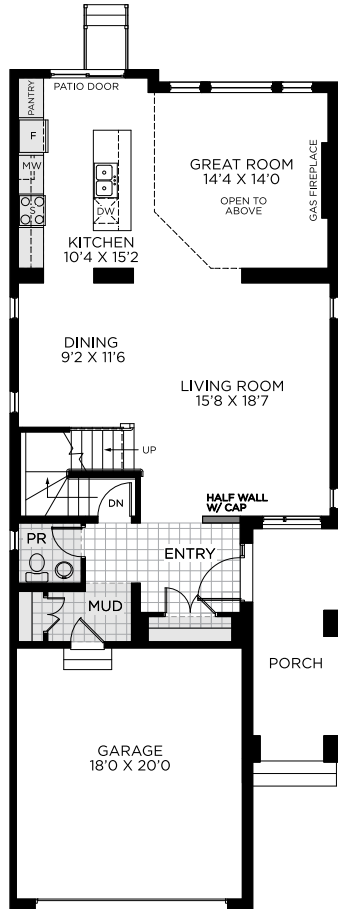
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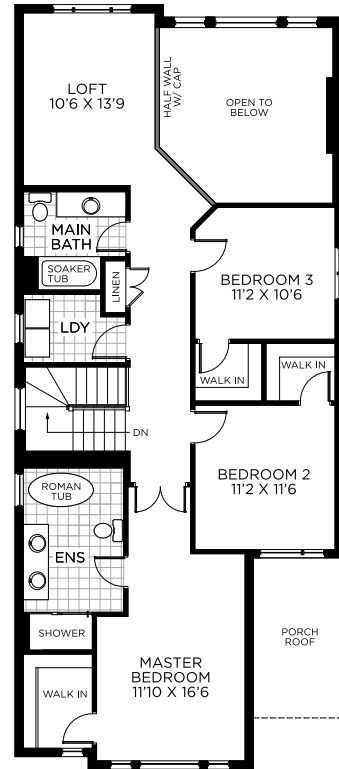
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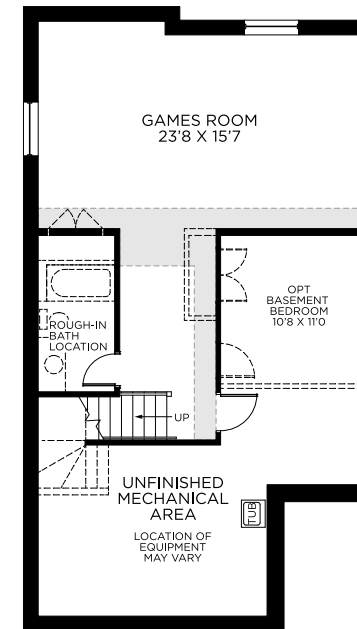
# FLOORPLAN



GROUND FLOOR



BEDROOM FLOOR



BASEMENT - FINISHED AREA 520 SQ.FT.



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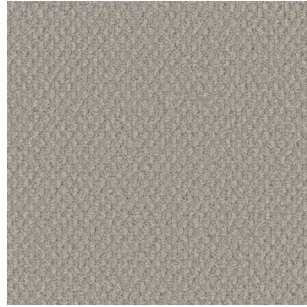


## FLOORING AND PAINT THROUGHOUT

1



2



3



4



5



**1**  
**HARDWOOD**  
Vintage Wire Brushed  
Barista Red Oak  
5"  
UPGRADE

**2**  
**CARPET**  
Dwelling - Snowfall

**3**  
**ENTRY, POWDER ROOM &  
MUDROOM FLOOR TILE**  
Ceratec Social White  
12 x 24

**4**  
**BATH 1, 2 & LAUNDRY  
ROOM FLOOR TILE**  
Olympia Madison White  
12 x 24

**5**  
**PAINT**  
Benjamin Moore -  
Swiss Coffee  
(OC-45)

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## KITCHEN

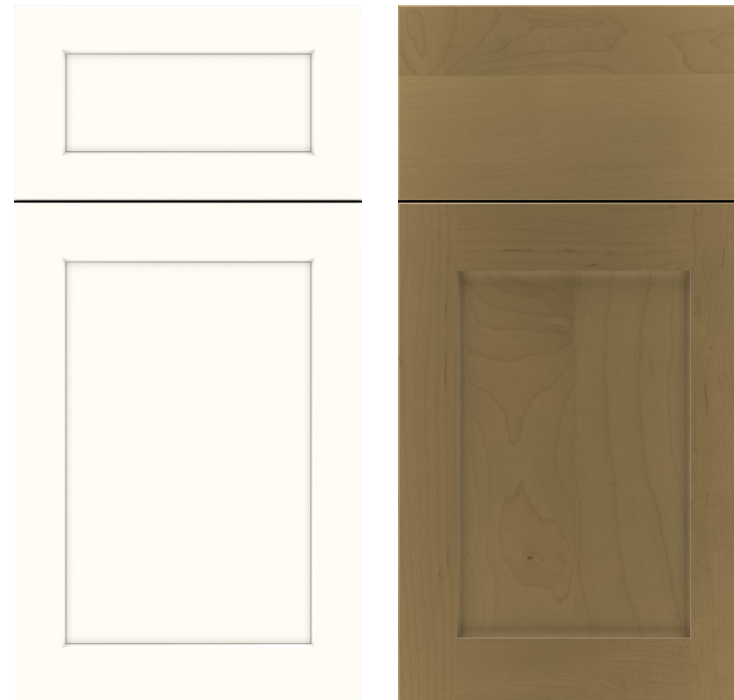
1



2



3



4



5



6



**1**  
RANGE HOOD  
BX21528 Stainless Steel  
Cyclone Hood Insert  
28"  
UPGRADE

**2**  
KITCHEN BACKSPLASH  
Ceratec Metallica  
White (Glossy)  
2 x 10  
UPGRADE

**3**  
COUNTER  
Lime Delight  
UPGRADE

**4**  
CABINTRY  
Preston Satin White &  
Salem Frappe

**5**  
KITCHEN FAUCET  
Delta Essa Black  
(Matte)  
UPGRADE

**6**  
SINK  
Quatrus R15 Modern  
Super Single Bowl  
UPGRADE

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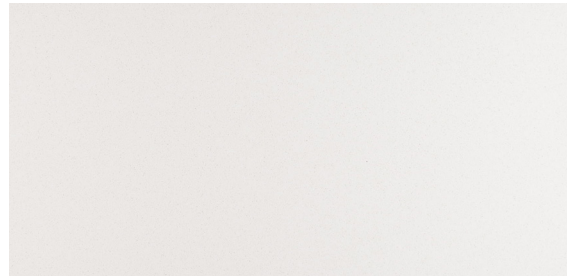


## BATH 1

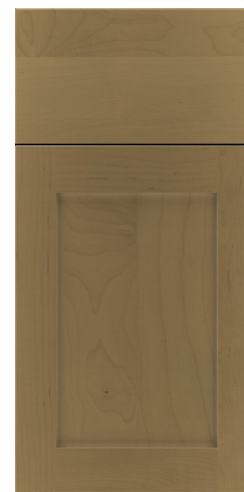
1



2



3



4



5



6



7



8



9



10



**1**  
WALL TILE  
Olympia Madison  
White 12 x 24  
UPGRADE

**2**  
COUNTER  
Frost White

**3**  
CABINETRY  
Salem - Frappe

**4**  
FAUCET  
Modern Black  
(Matte)  
UPGRADE

**5**  
TUB  
Maax Delsia  
UPGRADE

**6**  
TUB FAUCET  
Delta Ara Black  
(Matte)  
UPGRADE

**7**  
SHOWER TRIM  
Delta Ara Black  
(Matte)  
UPGRADE

**8**  
SINK  
Abbi Vessel  
UPGRADE

**9**  
TOILET  
Standard

**10**  
ACCESSORIES  
Allusion Black  
(Matte)  
UPGRADE

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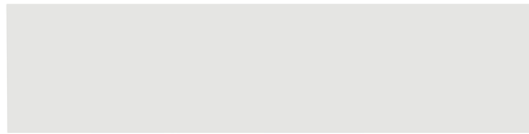
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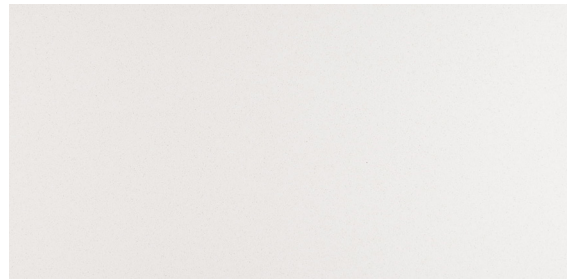


## BATH 2

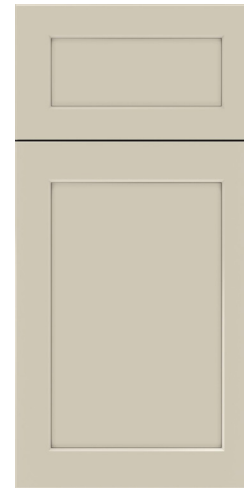
1



2



3



4



5



6



7



8



**1**  
WALL TILE  
Euro Soho Vintage  
Grey (Matte)  
4 x 16

**2**  
COUNTER  
Frost White

**3**  
CABINTRY  
Preston Daybreak

**4**  
FAUCET  
Modern Black  
(Matte)  
UPGRADE

**5**  
TUB & SHOWER  
TRIM  
Delta Ara Black  
(Matte)  
UPGRADE

**6**  
SINK  
Contrac Colette  
UPGRADE

**7**  
TOILET  
Standard

**8**  
ACCESSORIES  
Allusion Black  
(Matte)  
UPGRADE

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## POWDER ROOM

1



2



3



4



**1**  
**FAUCET**  
Modern Black  
(Matte)  
UPGRADE

**2**  
**SINK**  
Pineview  
UPGRADE

**3**  
**TOILET**  
Standard

**4**  
**ACCESSORIES**  
Allusion Black  
(Matte)  
UPGRADE

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## FIREPLACE AND DOORS

1



2



3



4



**1**  
FIREPLACE  
Standard Linear

**4**  
DOORS  
Allusion Black  
(Matte)  
UPGRADE

**2**  
INTERIOR HARDWARE  
Pineview  
UPGRADE

**3**  
EXTERIOR HARDWARE  
Standard