



LAKWOOD

2,014 SQ. FT.

Riverside South

361 Shoveler Grove
PACIFIC SERIES 31' LOT
Phase 115-3 | Lot 4

\$899,900

MOVE IN READY

Optional Ground Floor with Den
Standard 3 Bedroom with 2.5 Bath

\$15K in framing and structural upgrades
\$20K in upgraded finishes
\$1700K in electrical/wiring upgrades

UPGRADES

Oak hardwood staircase from main to bedroom floor
3x5 shower in Bath 1
Engineered hardwood on the 2nd floor hall & loft

CONTACT INFORMATION

Cheryl Barr & Kathleen Michael | Sales Consultant
E: riversouth@urbandale.com
P: 613-822-2190

R-2000*

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. R-2000 is an official mark of Natural Resources Canada. Used with permission. E. & O. E. 24/01/2024

 **Urbandale**
construction

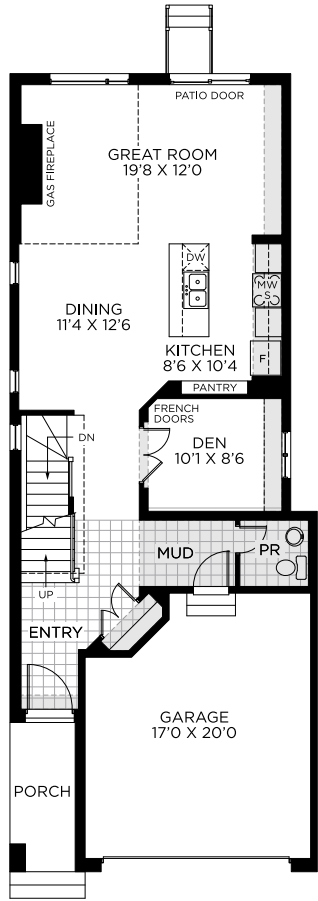
LAKEWOOD

2,014 SQ. FT.

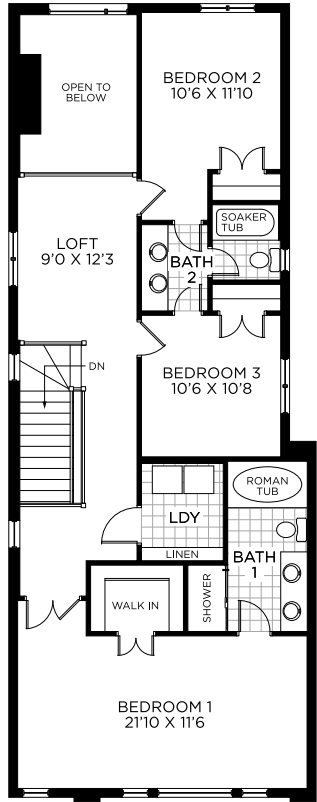
Riverside South

361 Shoveler Grove
 PACIFIC SERIES 31' LOT
 Phase 115-3 | Lot 4

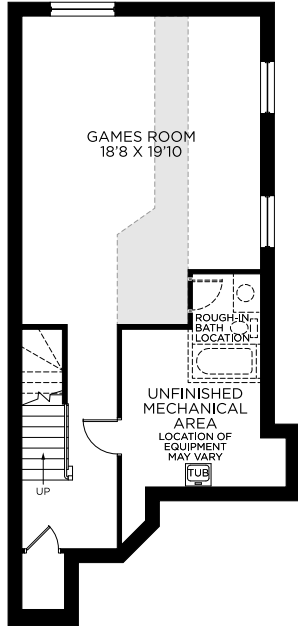
FLOORPLANS



GROUND FLOOR



BEDROOM FLOOR



BASEMENT
 FINISHED AREA 568 SQ.FT.

LAKWOOD

2,014 SQ. FT.

Riverside South

361 Shoveler Grove
PACIFIC SERIES 31' LOT
Phase 115-3 | Lot 4

FLOORING & PAINT THROUGHOUT

1



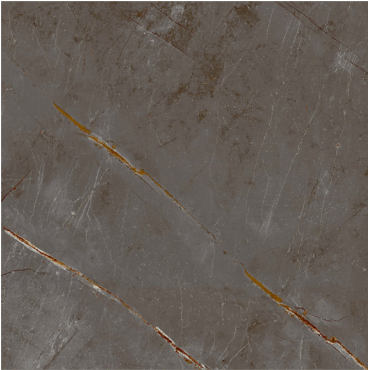
2



3



4



5



6



1
HARDWOOD
BIYORK 6.5 Engineered
European Oak Valencia
including upper hall with loft
UPGRADE

2
CARPET
Sweet Emotion -
Black Ice

3
**ENTRY, POWDER ROOM & MUDROOM &
LAUNDRY ROOM FLOOR TILE**
Olympia Cemento Cassero Bianco (*Matte*)
12 x 24

4
BATH 1 FLOOR TILE
Centura Delbin Series Smoke
(*Matte*)
16 x 16

5
BATH 3 FLOOR TILE
Euro ITA Materica
Anthracite (*Matte*)
12 x 24

6
PAINT
Benjamin Moore
Decorator's White
(CC-20)

LAKEWOOD

2,014 SQ. FT.

Riverside South

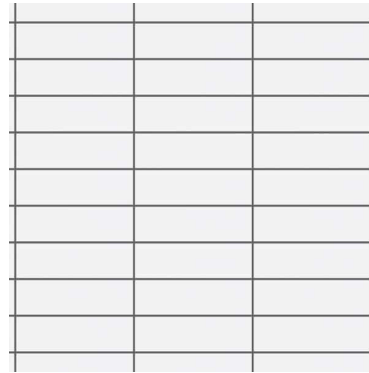
361 Shoveler Grove
PACIFIC SERIES 31' LOT
Phase 115-3 | Lot 4

KITCHEN

1



2



3



4



5



6



1
RANGE HOOD
Standard OTR Microwave

2
KITCHEN BACKSPLASH
Ceratec Essential
Bianco (Glossy)
4 x 8

3
COUNTERTOP
Arctic White
UPGRADE

4
CABINETRY
Lockhart - Espresso

5
KITCHEN FAUCET
Delta Trinsic
Champagne Bronze
UPGRADE

6
SINK
Blanco Quatrus R15 U modern
super single bowl
UPGRADE

LAKWOOD

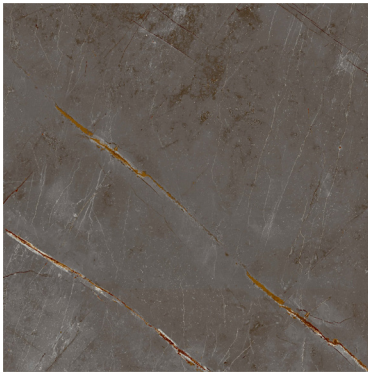
2,014 SQ. FT.

Riverside South

361 Shoveler Grove
PACIFIC SERIES 31' LOT
Phase 115-3 | Lot 4

BATH 1

1



2



3



4



5



6



7



8



1
WALL TILE
Centura Delbin Series
Smoke (Matte)
16 x 16
UPGRADE

2
COUNTER
Arctic White
UPGRADE

3
CABINETRY
Lockhart -
Cappuccino

4
FAUCET & ROMAN TUB
FAUCET
Delta Trinsic Champagne
Bronze
UPGRADE

5
SHOWER TRIM
Delta Trinsic Champagne
Bronze
UPGRADE

6
SINK
Contrac Colette
UPGRADE

7
TOILET
Contrac Crista
UPGRADE

8
ACCESSORIES
Standard

LAKEWOOD

2,014 SQ. FT.

Riverside South

361 Shoveler Grove
PACIFIC SERIES 31' LOT
Phase 115-3 | Lot 4

BATH 2

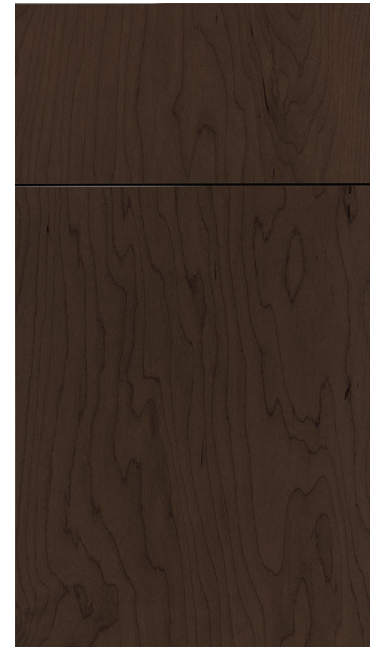
1



2



3



4



5



6



7



8



1
WALL TILE
Centura Delbin Series
Smoke (Matte)
16 x 16
UPGRADE

2
COUNTER
Arctic White
UPGRADE

3
CABINETRY
Lockhart -
Cappuccino

4
FAUCET & ROMAN TUB
FAUCET
Delta Trinsic Champagne
Bronze
UPGRADE

5
SHOWER TRIM
Delta Trinsic Champagne
Bronze
UPGRADE

6
SINK
Contrac Colette
UPGRADE

7
TOILET
Contrac Crista
UPGRADE

8
ACCESSORIES
Standard

LAKWOOD

2,014 SQ. FT.

Riverside South

361 Shoveler Grove
PACIFIC SERIES 31' LOT
Phase 115-3 | Lot 4

POWDER ROOM

1



2



3



4



1
FAUCET
Standard

2
SINK
Standard

3
TOILET
Contrac Crista
UPGRADE

4
ACCESSORIES
Standard

LAKWOOD

2,014 SQ. FT.

Riverside South

361 Shoveler Grove
PACIFIC SERIES 31' LOT
Phase 115-3 | Lot 4

FIREPLACE & DOORS

1



2



3



4



1
FIREPLACE
Standard
Linear 36

2
DOORS
Standard

3
INTERIOR HARDWARE
Cross Flow Matte
Black Interior
UPGRADE

4
EXTERIOR HARDWARE
Standard