



CONTACT INFORMATION

Morgan Patmore
Sales Consultant
E: leirimflats@urbandale.com

Phase 1 - Blocks 1 & 2
ENERGY STAR®
Single Level Town Condos



	sq.ft.	Bedrooms	Priced From
<i>Interior Unit</i>	1,167	2	\$429,900
<i>End Unit</i>	1,171	2	\$449,900



<i>Interior Unit</i>	1,085	2	\$419,900
<i>End Unit</i>	1,089	2	\$439,900



<i>Interior Unit</i>	1,254	2	\$474,900
<i>End Unit</i>	1,254	2	\$494,900

Appliance Package Included



Whirlpool®
Quiet Dishwasher
with Boost Cycle and
Pocket Handle
WDP540HAMZ



Whirlpool®
36-inch Stainless Steel
Wide Counter Depth
4 Door Refrigerator
WRQA59CNKZ



Whirlpool®
30 inch Stainless Steel
Over the Range
Microwave
YWMH31017HS/Z



Whirlpool®
4.8 Cu. Ft. Electric
Range with Frozen
Bake™ Technology
YWEE515SOLS



Blomberg®
24 inch Compact
Electric Air Vented Dryer
DVI7600W



Blomberg®
24 inch Compact Front Load
Washing Machine
WM72200W



Please note: H.S.T. is included in the selling price. Some lots may have model restrictions. Additional premiums may apply to some lots. Lot/location premiums include H.S.T. All sales tax on lot/location premiums shall be added on closing of the transaction in accordance with Revenue and Excise Tax guidelines. Lot premiums, options and extras that increase the final total purchase price at the closing of the transaction may increase the sales tax applicable to the transaction, including the base model amount. As a result, additional adjustments to the final closing amount may therefore be necessary at the time of closing, which shall supersede any previously calculated amounts. Plans, specifications, and prices are subject to change without notice. ENERGY STAR® for New Homes Standard is administered and promoted in Canada by Natural Resources Canada. Used with permission. Plans and specifications are subject to change without notice. E. & O. E. 22/07/2024



CONTACT INFORMATION

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Phase 1 - Block 4
ENERGY STAR®
Single Level Town Condos



	sq.ft.	Bedrooms	Priced From
<i>Interior Unit</i>	1,167	2	\$429,900
<i>End Unit</i>	1,171	2	\$449,900



<i>Interior Unit</i>	1,085	2	\$424,900
<i>End Unit</i>	1,089	2	\$444,900



<i>Interior Unit</i>	1,254	2	\$474,900
<i>End Unit</i>	1,254	2	\$494,900

Appliance Package Included



Whirlpool®
Quiet Dishwasher
with Boost Cycle and
Pocket Handle
WDP540HAMZ



Whirlpool®
36-inch Stainless Steel
Wide Counter Depth
4 Door Refrigerator
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Phase 1

ENERGY STAR®

Single Level Town Condos

Foundations & Basements

- 8" x 24" or 30' x 8' continuous footings 20 MPa concrete
- Steel reinforced 8"-10" concrete foundation walls @20 MPa concrete – as per plan and/or site conditions
- * R12 exterior insulation, with a foundation finish applied above grade
- Exterior wall waterproof membrane
- 6 mil polyethylene vapor barrier
- 3' basement slab laid and finished with 25 MPa
- Minimum R8 Insulation below the basement Slab
- Crushed stone
- 4" diameter drain system with backwater valve connected to storm sewer
- Professionally engineered steel beams heavy duty steel posts or teleposts
- Walls above grade are parged
- 2" rigid insulation below slab
- 2" and 6" crushed stone as per plan
- 4" weeping tile as per plan
- Radon protection
- Drain system with backwater valve connected to storm sewer at the terrace at the Brixton unit

(a) Interior Finish on Foundation Walls

- Fiberglass insulation
- 2 x 3's at 24" O.C.
- R27 walltite spray foam
- Gypsum board
- 2" rigid insulation below slab
- 6 mil polyethylene vapour barrier

Frame

(a) Exterior Walls - Prefabricated

- Vinyl, aluminum, hardboard siding, and/or masonry as per plan
- Air barrier
- 7/16" OSB sheathing with 1-1/4" Rigid Insulation (R5.6)
- ** 2 x 6 studs at 16" O.C.
- 9-foot walls as per plan
- ** R22 fiberglass between studs
- 6 mil polyethylene vapor barrier
- Gypsum board interior finish
- ** Draft protected outlets
- ** Caulking at top and bottom of plates

(b) Roof

- 30-year shingles on 7/16" roof sheathing with edge supports
- Pre-engineered wood trusses or rafters at 24" O.C.
- ** R60 roof insulation, 6 mil polyethylene vapour barrier on underside of trusses
- 1 x 3 furring at 24" O.C.
- Gypsum board
- Attic ventilation according to code

(c) Wall Around Staircase and Between Entries and Ground Floor and Basement Walls from Garage to House

- 5/8" or 1/2" Type "X" gypsum board
- 2 x 4 studs staggered at 16" o.c.

(d) Interior Partitions

- 2 x 4 or 2 x 6 studs at 16" O.C.
- 9-foot walls as per plan
- Gypsum board both sides

(e) Party walls

- 5/8" fire code gypsum board
- 2 x 4 stud walls at 16" O.C. (staggered) on separate 2x4 plates W/3" fiberglass insulation
- 9-foot ground floor walls
- Air space between stud walls
- Insulation between studs
- ** Caulking at top and bottom of plates and at double studs

(f) Interior Flooring

- 6.5mm LVT vinyl flooring over 2.1 mm LV underlayment or 9mm ceramic tile – 6mm thin set over 3mm LV underlayment
- Pre-engineered floor joist system





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ENERGY STAR® Single Level Town Condos

Windows

- PVC casements with positive action closer
- Exterior of windows to be black, interior of windows to be white
- Folding operating window handles
- **ENERGY STAR® Certified windows throughout
- Flexible vinyl tube or metal friction-type weather stripping
- Interior or exterior screens (where applicable)
- **Spray foam insulation used around windows as applicable

Exterior Doors

- All swing doors from house to exterior are steel insulated, R13 and weather stripped, and have 1" deadbolts. All door frames are vinyl-clad wood frames.
- Vinyl sliding balcony doors with factory-sealed glazing
- Transoms, and as per plan
- **Spray foam insulation used around doors as applicable

Exterior Finishes

- Exterior of house finished in vinyl, aluminum or hardboard siding, masonry or other approved materials, prefinished vinyl soffit, and aluminum fascia as per plan.
- Exterior landscaping package approved by City of Ottawa
- Precast concrete front porch and stairs
- Civic address numbers
- Black Handleset
- Black electronic deadbolt
- Light fixture(s) at front of house
- Walking waterproof material sloped to drains with black aluminium rail and spindles.
- Privacy screen where applicable

Plumbing

- PEX hot and cold piping throughout
- 3/4" DI. supply to house and to hot water appliance
- ** Tankless condensing high efficiency Hot Water Heater
- Vanity with under-mount sink and single lever faucet in Bath 1 and Bath 2
- Soaker tub with showerhead and tub spout in Bath 2
- Pressure balance on shower faucets
- Single lever faucets in all bathrooms
- Double stainless steel sink with single lever faucet in the Kitchen
- Waterline for fridge, location of the line is plan dependent (connected by purchaser after closing)
- Rough-in for dishwasher
- ** Water saver toilets, low flow showerheads and faucets
- Shut off valves under all sinks and toilets





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ENERGY STAR®

Single Level Town Condos

Heating And Ventilation

- ** Power vent forced air high efficiency gas furnace w/ 96%AFUE (Annual Fuel Utilization)
- ** Multi speed furnace fan matches fan speed with heating and cooling needs
- ** Programmable thermostat
- Over the range (OTR) microwave fan as per plan ducted to exterior
- ** HRV connected to all bathrooms
- Central Air Conditioner
- Exhaust vent for clothes dryer
- Ductwork cleaning before closing
- Air tightness test performed before closing

Electrical & Telecommunications

- 100amp service with 48 circuit breaker panel
- Airtight boxes
- Copper wiring throughout interior
- White Decora light switches
- Matching white electrical outlets
- Ceiling lights in all bedrooms and dining room
- Pot lights in halls as per plan
- Pot lights in the kitchen as per plan
- LED valance lighting in the kitchen
- Keyless in the dining/great room as per plan
- Pot light in bathroom showers as per plan
- Vanity lighting as per plan
- Electrical outlets for washer and dryer as per plan
- Electrical outlet for tankless condensing Hot Water Heater, and HRV.
- Rough-in wiring for dishwasher
- One waterproof exterior ground fault outlet
- Ground fault outlet at the fridge
- Smoke detector with strobe alarms in all bedrooms and entry to upper units
- 3 in 1 Carbon monoxide and Smoke detector with a strobe in each unit
- Electrical, Bell and cable meters to be located at the electrical closet on each block
- One door chime with bell, transformer, and one button at front door
- LED bulbs in all fixtures
- 5 Cat6 wire locations complete with finishing plates for the Brixton unit and 4 Cat6 wire locations complete with finishing plates for the Highgate and Knightsbridge units





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Interior Finishes

- Gypsum board
- MDF Casing
- MDF Baseboard
- Metal handrails for the Knightsbridge as per plan
- Smooth finish on all ceilings, with flat paint.
- All walls painted two coats low lustre latex
- All woodwork (doors & trim) painted two coats semi-gloss latex
- Interior black lever door hardware
- Modern-style interior doors, swing, or pocket (as per plan)
- Solid interior door to the utility room only
- Closet shelves to be melamine
- Bedroom 1 closets to have single and/or double rods
- Bicycle rack

(a) Entry

- 6.5mm LVT vinyl floor on underlay for the Brixton and Highgate units
- Tiled floor on underlay for the Knightsbridge unit only
- Pre-engineered floor joist system

(b) Bedrooms, Den, Dining Room, Living Room, and Lower and Upper Hall

- 6.5mm LVT vinyl floor on underlay
- Pre-engineered floor joist system

(c) Stairs (Knightsbridge only)

- 40 oz carpet on 11mm (7/16") high-density underpad

(d) Kitchen

- 6.5mm LVT vinyl floor on underlay
- Pre-engineered floor joist system
- Soft Close door hinges and drawer systems
- 36-inch upper cabinets in the kitchen
- 2cm Quartz countertop with profiled edge
- Tiled backsplash from builder's standard
- Wall pantry, where applicable

(e) Bath 1 and Bath 2

- 6.5mm LVT vinyl floor on underlay
- Shower with glass shower door and tiled walls as per plan in Bath 1
- Soaker tub with shower curtain rod and full height tile surround, water-resistant backer board behind tiled walls in tub enclosure in Bath 2
- Vanity cabinets as per plan
- 2cm Quartz countertop with under-mount sink
- Standard Mirror
- Standard chrome bathroom accessories

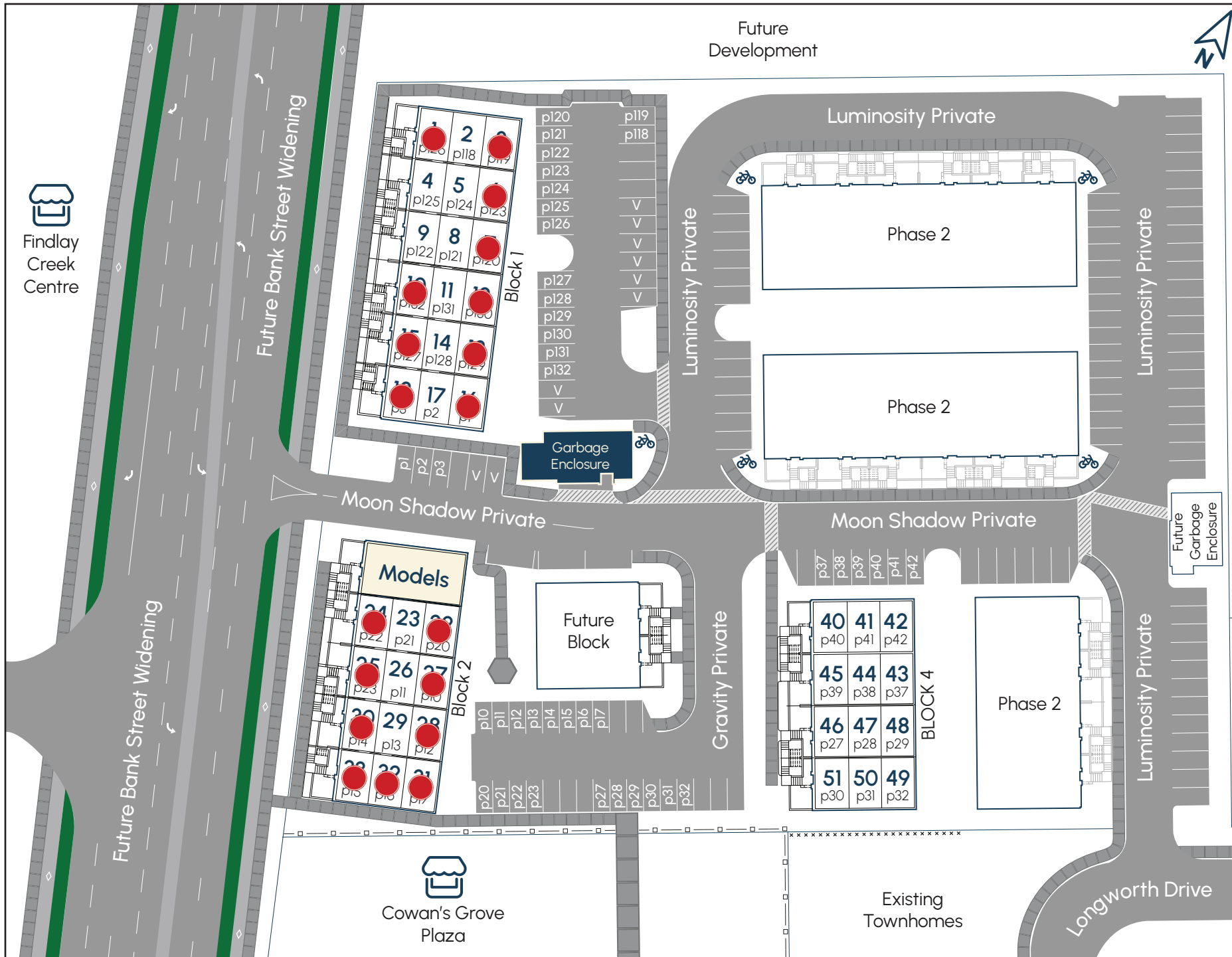
(f) Laundry Rooms

- 6.5mm LVT vinyl floor on underlay
- Electrical and plumbing connections for washer and dryer
- Exhaust vent for dryer vented to exterior

* Urbandale's Upgraded Specification

** ENERGY STAR® Specifications





Phase 1

Energy Star® Certified
Single Level Town Condos

LEGEND

- SOLD
- p# Assigned Unit Parking
- * Additional Parking
- Bike Parking
- Sidewalk
- Bike Lane
- Chain Link Fence
- Wooden Fence

