MOVE-IN READY

31' SINGLE | Pacific | **TEMPLETON**

$906,106 - 1135 Kitigan Grove



4 BEDROOMS | 2.5 BATHS | 1,998 SQ. FT. | 374 BASEMENT SQ. FT.

HOME HIGHLIGHTS

- Lot premium included with upgraded rear elevation
- Spacious main floor living space with fireplace and large windows
- Large games room in finished basement with large windows
- Kitchen feature
  - Large kitchen island
- 2nd floor laundry room
- Bedrooms with large windows
- Hardwood staircase to the 2nd floor
- Freestanding tub in the primary ensuite
- Double sink vanity in Baths 1 & 2

Net-Zero Ready

Urbandale is paving the way to create resilient, comfortable, and low carbon communities in the Capital region. Net Zero Ready homes are optimized with technology that ensures comfort, lower cost of home ownership, exceptional air quality, durability, and helps offset energy costs.

Contact

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Urbandale construction

ll 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.

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FEATURES & FINISHES

$18K in upgrades including:

Structural/Framing
- 3x4 dual threshold shower in Bath 1

Kitchen upgrades
- Backsplash tile
- Quartz counter
- Single bowl sink
- Faucet
- Cabinet box-style hood with insert fan
- Cabinetry drawer front profile
- Added columns on island
- Microwave moved to island

Bathroom upgrades
- Pedestal Sink and faucet in Powder Room
- Wall tiles in Bath 1 shower
- Roman Tub faucet in Bath 1
- Quartz in Baths 1 & 2

Flooring upgrades
- 5" Engineered hardwood on main floor living area and 2nd floor hallway
- Hardwood vents in the main floor

Other
- Interior Doors
- Added pot lights in great room
- Added conduit and outlet for TV over fireplace

Higher Standards included

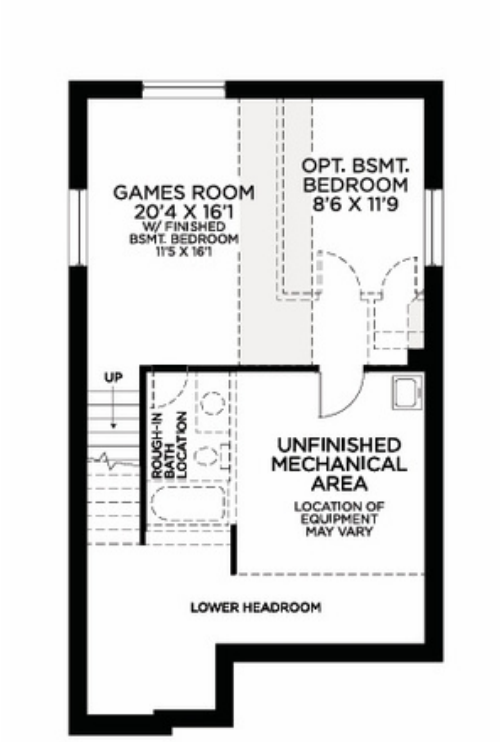
All our homes are Energy Star® certified and Net Zero Ready qualified
- 42" wide glass front door
- 3cm quartz in kitchen and bathroom vanities with undermount sinks
- Freestanding Tub
- 39" upper cabinets in Kitchen
- Smart home features with programmable thermostat, light switches, and video doorbell
- 5kW solar panel package
- Large gas built-in fireplace
- 12"x24" floor tiles and 4"x16" wall tiles
- Black metal spindles on our staircases with wood nosing
- Smooth ceilings throughout home
- Finished Games Room in basement

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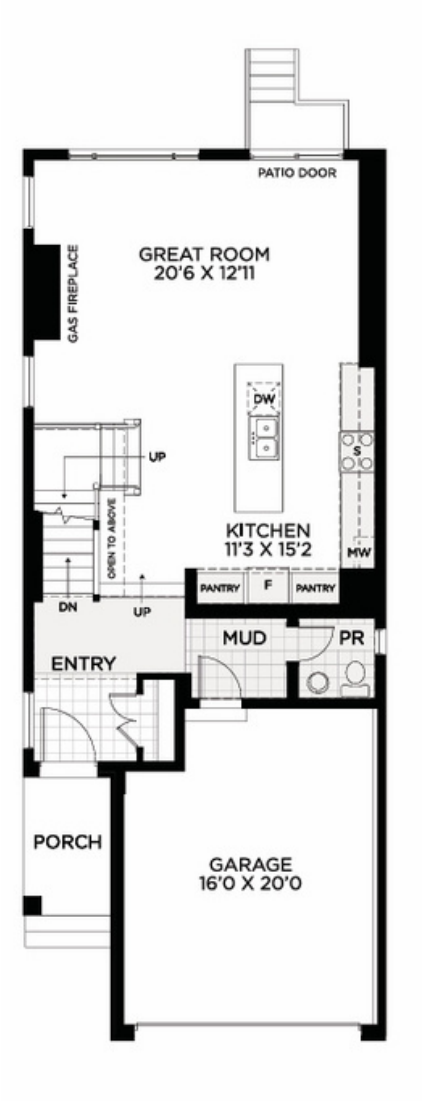
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BASEMENT



GROUND FLOOR



BEDROOM FLOOR

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