



**PORTLAND**

2,941 SQ. FT.

## RIVERSIDE SOUTH

106 Orchestra Way  
PACIFIC SERIES 44' LOT  
Phase 115-3 | Lot 63

# \$1,228,900

## MOVE IN READY

### DESIGNER FINISHED HOME

Optional Ground Floor with 3 piece Powder Room  
Optional Bedroom Floor with 4 Bedrooms and 3.5 Bath with Basement Bath

\$48K in framing and structural upgrades  
\$6500 in and electrical upgrades, incl. 200-amp service and an articulating tv wall mount  
\$77K in in upgraded finishes incl. engineered maple hardwood on main and bedroom floor;  
maple railings and nosing; custom closets in Bedroom 1+2 and mudroom;  
kitchen designed for cooktop and wall oven.

**UPGRADES INCLUDE:** 8' pantry door and 8' Den doors  
Tankless hot water heater \*rental agreement applies  
3x5 shower w/ glass wall return Bath 1,  
Railings in lieu of half wall, Hardwood maple stairs from main to second floor  
Custom layout - high end cabinetry

#### CONTACT INFORMATION

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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. 01/01/2024

 **Urbandale**  
construction

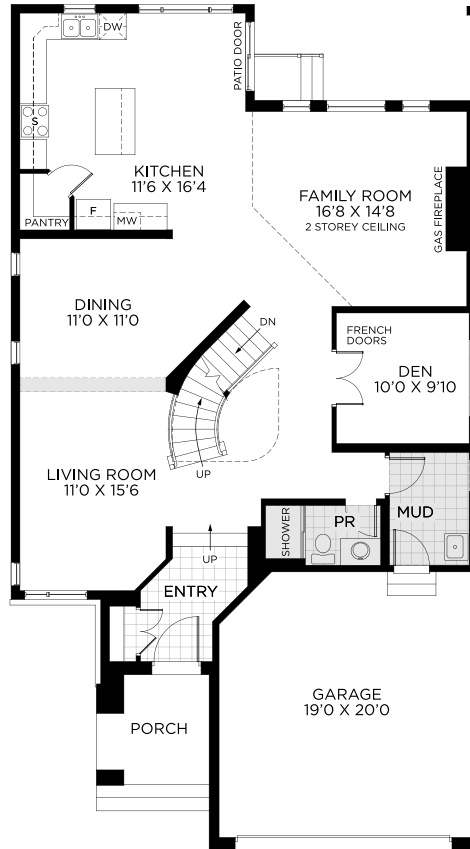
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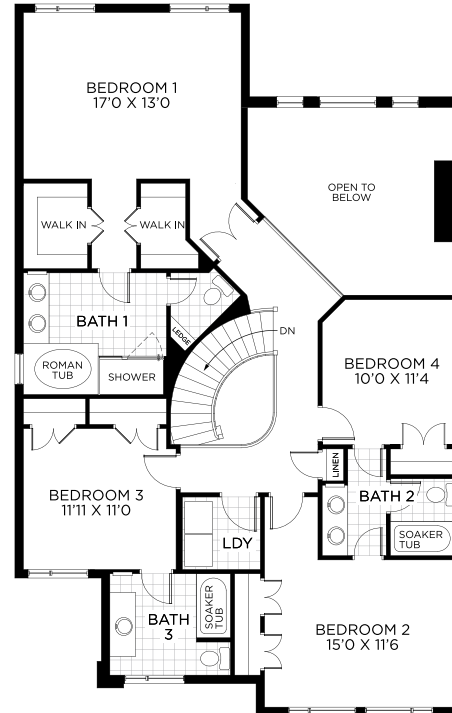
## RIVERSIDE SOUTH

106 Orchestra Way  
PACIFIC SERIES 41' LOT  
Phase 115-3 | Lot 63

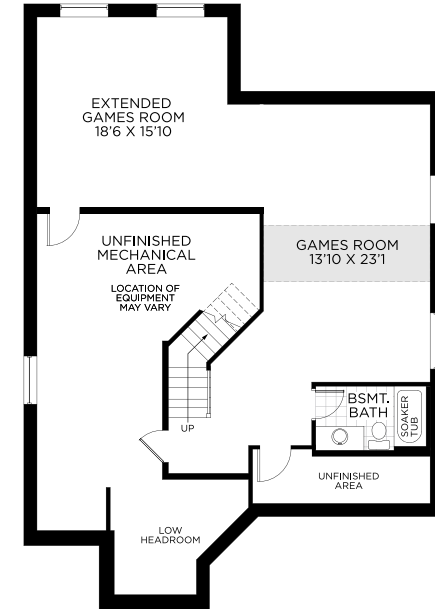
# FLOORPLANS



GROUND FLOOR



BEDROOM FLOOR



BASEMENT  
FINISHED AREA 468 SQ.FT.

# PORTLAND

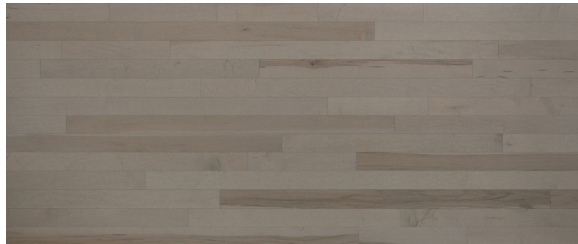
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FLOORING AND PAINT THROUGHOUT

1



2



3



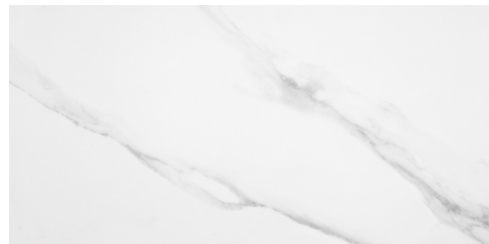
4



5



5



7



7

PAINT

Benjamin Moore -  
Calm (OC-22)

**1**  
**HARDWOOD**  
Lauzon Expert Essential  
Maple - Caliza  
3-1/8"  
UPGRADE

**2**  
**CARPET**  
Minataur - Beach  
Shell

**3**  
**ENTRY, MUDROOM & POWDER  
ROOM FLOOR TILE**  
Euro Millenium Belo - Blanco  
(Glossy)  
12 x 24

**4**  
**BATH 1 FLOOR TILE**  
Euro Pash Mayfair  
Calacatta - Oro (Glossy)  
12 x 24  
UPGRADE

**5**  
**BATH 2, BATH 3 AND BASEMENT  
BATH FLOOR TILE**  
Euro Millenium Belo - Blanco  
(Glossy)  
12 x 24

**6**  
**LAUNDRY ROOM  
FLOOR TILE**  
Olympia Duomo -  
Blanco (Matte)  
12 x 24

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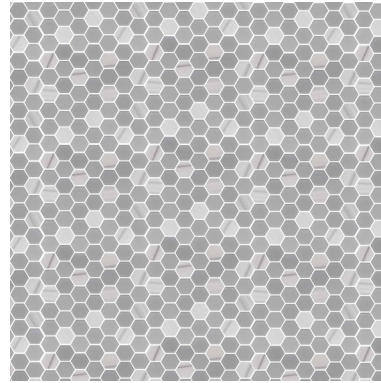
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## KITCHEN

1



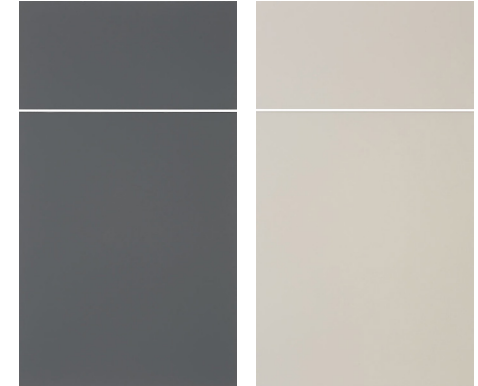
2



3



4



5



6



**1**  
RANGE HOOD  
SCB-51430SS Stainless  
Steel Cyclone Canopy  
Range Hood 30"  
UPGRADE

**2**  
KITCHEN BACKSPLASH  
Ceratec Lifestyle  
Exagon - Grey  
12 x 12  
UPGRADE

**3**  
COUNTER  
Calacatta Laza  
UPGRADE

**4**  
CABINETRY  
Summit - Fossil & Dark  
Grey  
UPGRADE

**5**  
KITCHEN FAUCET  
Delta Osler Stainless Steel &  
soap dispenser  
UPGRADE

**6**  
SINK  
Blanco Blanco Quatrus  
R15 U modern super single  
bowl  
UPGRADE

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## BATH 1

1



2



3



4



5



6



7



8



9



### 1 WALL TILE

Euro Soho - Soft Sage  
(Glossy)  
4 x 16

### 2 COUNTER

Pelican White  
UPGRADE

### 3 CABINETRY

Metropolitan  
UPGRADE

### 4 FAUCET

Standard

### 5 SHOWER TRIM

Delta Vero - Chrome  
UPGRADE

### 6 ROMAN TUB FAUCET

Delta Vero with  
Handshower - Chrome  
UPGRADE

### 7 SINK

Contrac Catena  
UPGRADE

### 8 TOILET

Contrac Cali  
UPGRADE

### 9 ACCESSORIES

Electra - Chrome  
UPGRADE

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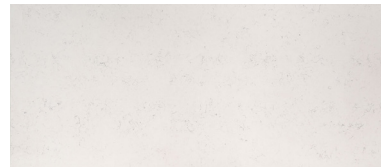
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## BATH 2

1



2



3



4



5



6



7



8



**1**  
**WALL TILE**  
Olympia Lindt - Light  
Grey (Glossy)  
10 x 16  
UPGRADE

**2**  
**COUNTER**  
Carrara Marmi  
UPGRADE

**3**  
**CABINTRY**  
Salem -  
Peppercorn  
UPGRADE

**4**  
**FAUCET**  
Standard

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

**6**  
**SINK**  
Contrac Catena  
UPGRADE

**7**  
**TOILET**  
Contrac Cali  
UPGRADE

**8**  
**ACCESSORIES**  
Electra - Chrome  
UPGRADE

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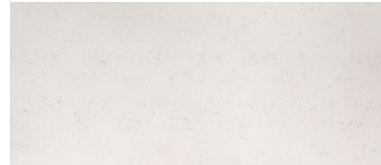
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## BATH 3

1



2



3



4



5



6



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8



### 1 WALL TILE

Euro Soho - Retro Black  
(Glossy)  
4 x 6

### 2 COUNTER

Carrara Marmi  
UPGRADE

### 3 CABINTRY

Salem -  
Thunder

### 4 FAUCET

Standard

### 5 SHOWER TRIM

Standard

### 6 SINK

Contrac Catena  
UPGRADE

### 7 TOILET

Contrac Cali  
UPGRADE

### 8 ACCESSORIES

Electra - Chrome  
UPGRADE

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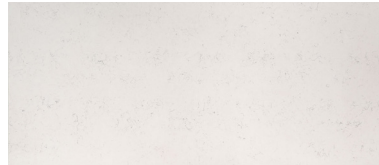
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## BASEMENT BATH

1



2



3



4



5



6



7



8



**1**  
**WALL TILE**  
Euro Soho - Cloud Blue  
(Glossy)  
4 x 6

**2**  
**COUNTER**  
Carrara Marmi  
UPGRADE

**3**  
**CABINTRY**  
Salem -  
Winter

**4**  
**FAUCET**  
Standard

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

**6**  
**SINK**  
Contrac Catena  
UPGRADE

**7**  
**TOILET**  
Standard

**8**  
**ACCESSORIES**  
Standard



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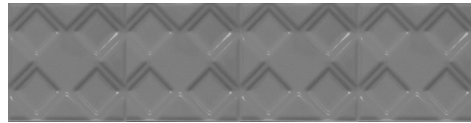
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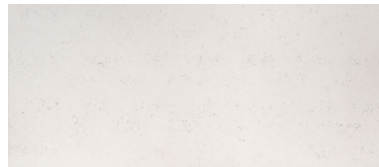
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## POWDER ROOM

1



2



3



4



5



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8



### 1 WALL TILE

Olympia Color & Dimension -  
Sterling Grey - Bright  
Diamond Decor (*Glossy*)  
UPGRADE

### 2 COUNTER

Carrara Marmi  
UPGRADE

### 3 CABINETRY

Salem -  
Peppercorn  
UPGRADE

### 4 FAUCET

Standard

### 6 SINK

Contrac Catena  
UPGRADE

### 7 TOILET

Contrac Cali  
UPGRADE

### 8 ACCESSORIES

Electra - Chrome  
UPGRADE

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## DOORS AND HARDWARE

1



2



3



4



**1**  
INTERIOR DOORS  
Berkley  
UPGRADE

**2**  
EXTERIOR HARDWARE  
Strait Matte Black  
UPGRADE

**3**  
INTERIOR HARDWARE  
Cross Flow Matte Black  
UPGRADE

**4**  
FIREPLACE  
Linear 36