

LUXURY FEATURES

Singles & Bungalows

The Urbandale Difference

- Stunning 3 1/8" engineered hardwood flooring in kitchen, living room, dining room, den, great room and ground floor hallways.
- Oak spindles, posts and handrails, with oak nosing under the spindles at 2nd floor stair opening (as per plan).
- 1 1/4" Quartz countertops in kitchen and 3/4" Quartz countertops in all bathrooms.
- Modern linear gas fireplace with trim kit & beam mantel.
- Smooth ceilings throughout home.
- 9' or 10' ceiling heights on the ground floor (as per plan) and 10' ceiling height in master bedroom* for spacious interior living.
- Elegant selection of 12" x 24" floor tiles available for all bathrooms, laundry room, mud room & main entry.
- Stylish choice of subway tile available for kitchen backsplash.
- 36" upper kitchen cabinetry with valence lighting
- Double stainless-steel kitchen sink, complete with single lever low-flow faucet and vegetable pull-out spray.
- Built-in refrigerator waterline in kitchen.
- Tiled ensuite shower with custom pivoting glass door and low profile acrylic base.
- Elongated toilet in all bathrooms.
- Contemporary pedestal sink in powder room with single handle faucet.
- LED pot lights in lower halls, kitchen, ensuite shower and soaker tubs.
- Modern swing passage doors and closet doors with lever hardware.
- Convenient gas rough in for stove, dryer and BBQ.
- Video Doorbell.
- Programmable WiFi Thermostat.
- Five Smart Switches (locations specified by builder).
- Convenient USB outlet in kitchen and master bedroom (locations specified by builder).
- WiFi garage door opener.
- Modern glass panel garage door*.
- Finished games room in basement.

* Horizon Series homes

CONSTRUCTION

Quality Construction

- Copper Piping instead of PVC. Copper is VOC free, providing you with healthier water.
- 8"-10" thick steel Reinforced Concrete Foundation Walls offer 18 MPa compressive strength, versus 15 MPa in Ontario Building Code.
- 2"× 6" stud wall framing at 24" on center provide the same support as traditional studs spaced 16" on center, but increases the insulation and lowers heating costs.
- 5/8" tongue and groove sub floor nailed, glued and screwed to pre-engineered floor joist system.
- Heated plenum in floor above garage to keep the floor comfortably warm.
- 30 year limited warranty on shingles.
- 3-piece basement rough-in for future tub, toilet and vanity basin.
- Oversized thermal basement windows to allow more light into the basement.
- Our exclusive notched foundation brick check for prevention of water infiltration.
- Comprehensive dual hi-tech Category 5 wiring for high speed connections.
- PVC conduit for future wiring from basement to attic.

Environmental Details

- All insulation meets or exceeds the requirements of the Environmental Choice Program for raw material from recycled glass or paper.
- All carpets are labeled as green under the Canadian Carpet Institutes Green Label program. Green carpets are low VOC to improve indoor air quality and designed for recyclability.
- Eco-friendly flooring adhesives to improve indoor air quality.
- Formaldehyde-free cabinetry reduces off-gassing of toxic chemicals to improve indoor air quality.
- Eco-friendly paints that meet or exceed Environment Canada's Environmental Choice Standards to improve indoor air quality.
- Efficient showerheads, faucets and toilets to save water.
- Heat Recovery Ventilator (HRV) connected to all bathrooms which draw in fresh air from exterior while recovering heat generated from inside.
- These units allow for controlled intake of fresh outdoor air to improve indoor air quality.
- Electronic air cleaner filters the air intake, improving indoor air quality.

ENERGY EFFICIENCY

Energy Efficiency

- 2"× 6" exterior wall framing spaced at 24" on center allows for R-22 insulation between the studs. This combined with R-5.6 rigid external insulation attached to oriented strand board (OSB) eliminates thermal bridging and increases structural integrity. Combined exterior wall assembly results in a total value of R-27.6.
- 8-10" thick poured concrete foundation wall with Urbandale's Proud Foundation™ insulation system. Exterior insulation keeps the concrete foundation from freezing, reducing the chance of cracks and condensation issues.
- Exterior foundation wall waterproof membrane promoting dry basements.
- R-8 insulation under slab for warmer basements.
- R-40 insulation in floors above garage.
- Raised heel trusses with R-60 insulation in attic.
- Windows designed for the Arctic climate to keep out the cold and unwanted noise. We use ENERGY STAR® Certified windows (triple or double glazing, depending on the application, argon filled with a low-e coating).
- Draft protected outlets reduce air leakage and lower heating costs.
- Tank condensing rental water heater with 90% Thermal Efficiency (TE).
- Air Tightness of 1.5 ACH at 50 Pa. An airtight home with controlled airflow reduces heat loss and sound transmission.
- High efficiency ENERGY STAR® Certified 16 SEER two stage Air-Source Heat Pump provides heat in the winter and cools in the summer.
- Power vent, forced air, high efficiency gas furnace w/ 96% Annual Fuel Utilization (AFUE) provides supplementary heat during periods of extreme cold outdoor temperatures. Multi-speed furnace fan matches the heating needs for more efficient operation.
- Heat Recovery Ventilator with 75% efficiency.
- High capacity bypass flow through humidifier.
- Programmable thermostat can lower heating bills by 10% by lowering the temperature when the house is unoccupied.
- LED lighting throughout home. LED uses 80% less than incandescent bulbs and last up to 25 times longer.
- Drain water heat recovery system to save energy on water heating.