

PORTLAND

2,914 SQ. FT.

146 Shuttleworth Drive
PACIFIC SERIES | 44' LOT
Phase 1 | Lot 218



SOLAR
ENERGIZED
PACKAGE



\$1,204,900

MOVE IN READY

OPTIONAL BEDROOM 4 LAYOUT W/3.5 BATHS AND 2ND FLOOR LAUNDRY

Net Zero Ready Home

Your new home features **Urbandale's Solar Energized Package: A 5 Kilowatt Rooftop Solar Panel System.** In addition to solar panels and a 200 amp service, your Urbandale home will feature a system of standard features & third party certification designed to enhance comfort & efficiency.

\$21K in framing and electrical upgrades
35K in upgraded finishes

Upgrades include:

Oak hardwood staircase to bedroom floor
Engineered hardwood in bedroom floor hallway
Freestanding tub in ensuite
3x5 shower in Bath 1 and a 3x5 shower in Bath 3

CONTACT INFORMATION

Morgan Patmore | Sales Consultant
E: cowansgrove@urbandale.com
P: 613-695-3011

All illustrations and images are artist concepts and should be used as reference only. Solar panel arrangement and roof layout may vary on home footing and best sunlight capture. 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. Our homes are qualified under the CHBA's Net Zero Ready Home Labelling Program. Logo used with permission. E. & O. E. 18/01/24



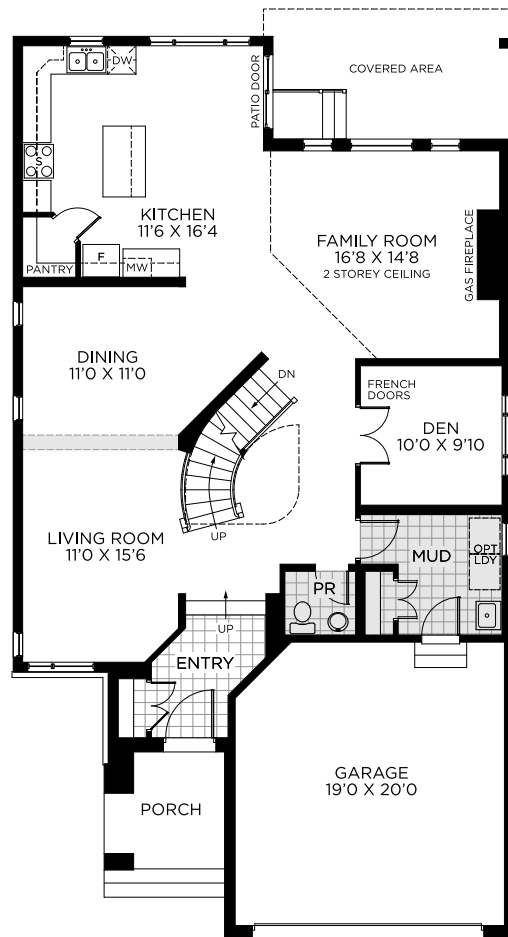
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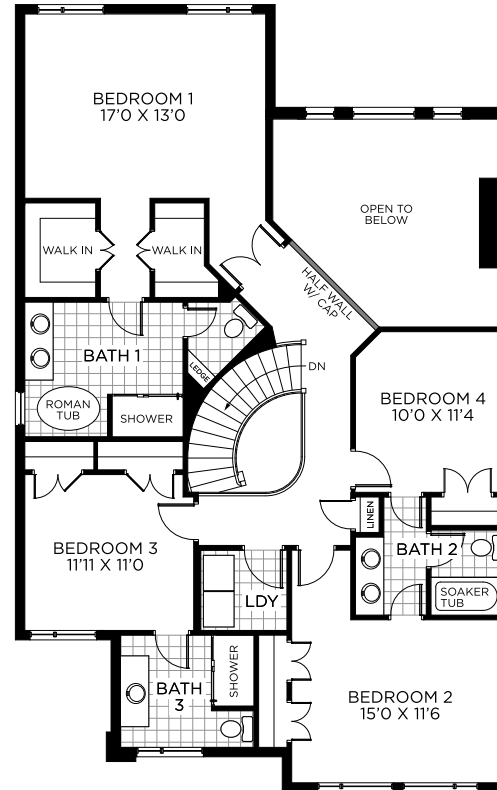
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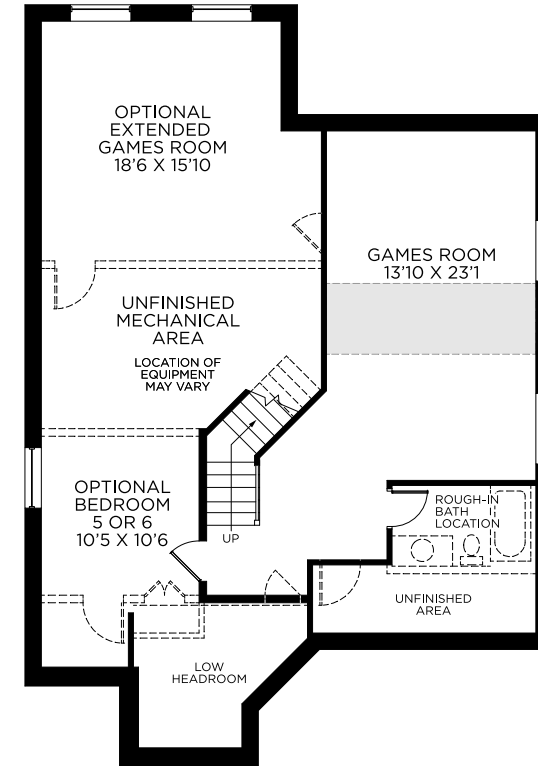
FLOORPLAN



GROUND FLOOR



OPT. BEDROOM FLOOR
OR 4 BEDROOMS & 3.5 BATHS



BASEMENT - FINISHED AREA 468 SQ.FT.



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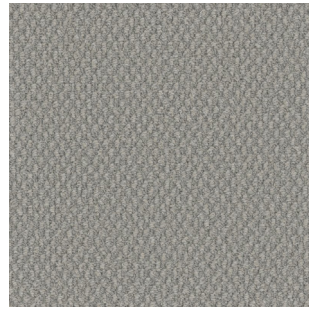


FLOORING AND PAINT THROUGHOUT

1



2



3



4



5



1
HARDWOOD
Lauzon Expert Essential
(Matte) 4 1/8" Smokey Grey
including upper hall
UPGRADE

2
CARPET
Dwelling - Harbour
Wish

3
**ENTRY, POWDER ROOM &
MUDROOM FLOOR TILE**
Centura York Bone (Matte)
12 x 24

4
BATH 1, 2 & 3 FLOOR TILE
Euro Xebton Gravel White
(Matte)
12 x 24

5
PAINT
Benjamin Moore -
Decorator's White
(CC-20)

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KITCHEN

1



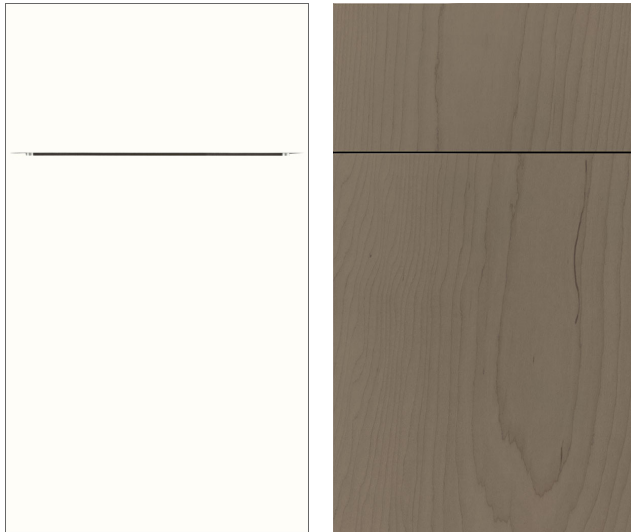
2



3



4



5



6



1
RANGE HOOD
Stainless Steel Cyclone
Hood Insert BX21528
28"
UPGRADE

2
KITCHEN BACKSPLASH
Ceratec Basato Bianco
(Glossy)
4 x 12
UPGRADE

3
COUNTER
Victorian Silver
UPGRADE

4
CABINETRY
Soho Satin White &
Lockhart Winter

5
KITCHEN FAUCET
Quatrus R15U Modern
Super Single Bowl
UPGRADE

6
SINK
Standard

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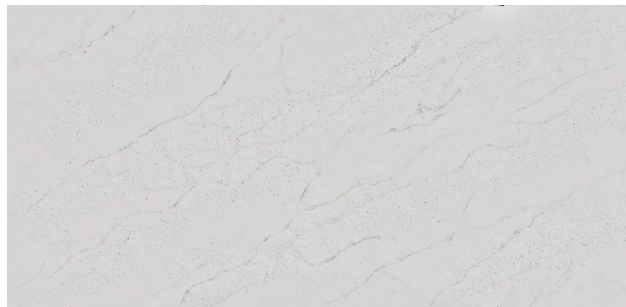


BATH 1

1



2



3



4



5



6



7



8



9



10



1
WALL TILE
Euro Xbeton Gravel
White (Matte)
12 X 24"
UPGRADE

2
COUNTER
Eclectic Pearl
UPGRADE

3
CABINTRY
Soho Flint

4
FAUCET
Modern Black
(Matte)
UPGRADE

5
TUB
Maax Delsia
UPGRADE

6
TUB FAUCET
Delta Ara Black
(Matte)
UPGRADE

7
SHOWER TRIM
Delta Ara Black
(Matte)
UPGRADE

8
SINK
Contrac Colette
UPGRADE

9
TOILET
Standard

10
ACCESSORIES
Allusion Black
(Matte)
UPGRADE

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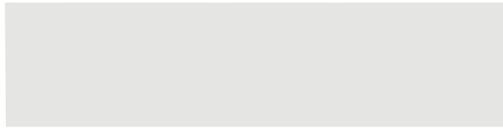
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BATH 2

1



2



3



4



5



6



7



8



1
WALL TILE
Eurotile Soho Vintage
Grey (Matte)
4 x 16

2
COUNTER
Concrete Pulse
UPGRADE

3
CABINTRY
Soho Flint

4
FAUCET
Standard

5
SHOWER TRIM
Standard

6
SINK
Contrac Colette
UPGRADE

7
TOILET
Standard

8
ACCESSORIES
Standard

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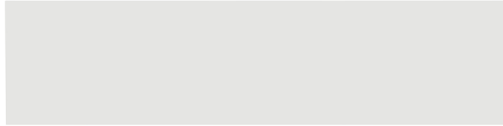
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BATH 3

1



2



3



4



5



6



7



8



1
WALL TILE
Eurotile Soho Vintage
Grey (Matte)
4 x 16

2
COUNTER
Soapstone
Metropolis
UPGRADE

3
CABINETY
Contempra-
Tidepool

4
FAUCET
Standard

5
SHOWER TRIM
Standard

6
SINK
Contrac Colette
UPGRADE

7
TOILET
Standard

8
ACCESSORIES
Standard

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POWDER ROOM

1



2



3



4



1
FAUCET
Standard

2
SINK
St. Clair
UPGRADE

3
TOILET
Standard

4
ACCESSORIES
Standard

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FIREPLACE AND DOORS

1



2



3



4



1
FIREPLACE
Standard
Linear

2
DOORS
Single Light
French Doors
& Flat Slab
UPGRADE

3
INTERIOR
HARDWARE
Standard

4
EXTERIOR
HARDWARE
Standard