



Tacoma

338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

R-2000*

\$1,299,900 Move In Ready

Optional 4 Bedroom Floor with 4.5 Bath and Loft Layout Includes

Over \$60K in Layout and Structural Upgrades Including:

- Finished basement bedroom and bathroom
- Custom wet bar in Basement
- Hardwood staircase to bedroom floor and basement
- 8' high doors on Main Floor
- 3x5 shower in Bath 1 and Bath 3
- Black freestanding tub in Bath 1
- 46" linear gas fireplace with a fully tiled fireplace

Over \$22K in electrical upgrades including:

- Upgraded cabinetry lighting in the kitchen
- Additional pot lights including a Blu-tooth speaker pot light in the Bath 1 shower
- Central vac system
- Built-in speaker system in the basement with an additional speaker in the great room (stereo components not included) and a ceiling plug for a future projector.
- Additional conduits and outlets for future tv's in some bedrooms
- Additional Smart dimmer switches

Over \$195K in upgraded finishes:

- Carpet free home - upgraded hardwood on both main floor and bedroom floor as well as vinyl flooring in the finished basement areas
- Tile floor in kitchen and dining room
- Kitchen includes a custom hood fan, quartz waterfall ends and quartz backsplash with a Silgranit sink and gold plumbing fixtures.
- Finished wet bar in the basement with custom layout, cabinetry, tiled backsplash and a quartz waterfall ends.
- The wet bar is also wired for beverage fridge, wine fridge and microwave.
- Custom cabinetry in the laundry room

Morgan Patmore | Sales Consultant

E: cowansgrove@urbandale.com | P: 613-695-3011



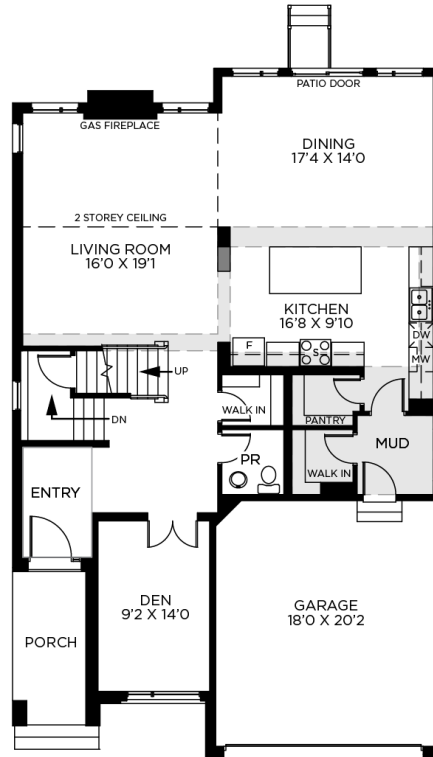
All illustrations are artist concepts and should be used as references only. Plans and specifications are subject to change without notice. All dimensions are approximate. Actual usable floor space may vary from the stated area. Structural/mechanical requirements may result in bulkheads, dimensional revisions, and/or minor adjustments that follow Tarion regulations. Exterior steps and landings, including the 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. 11/03/2025



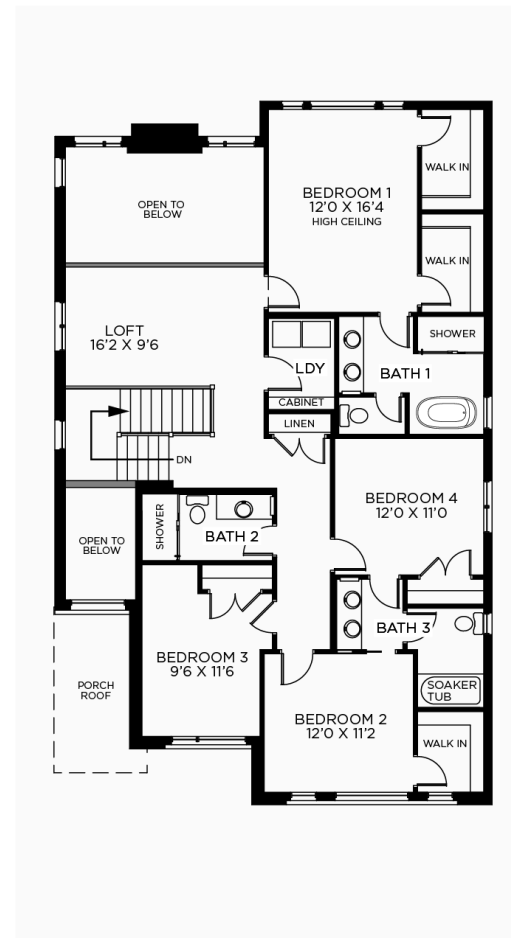
Tacoma

338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

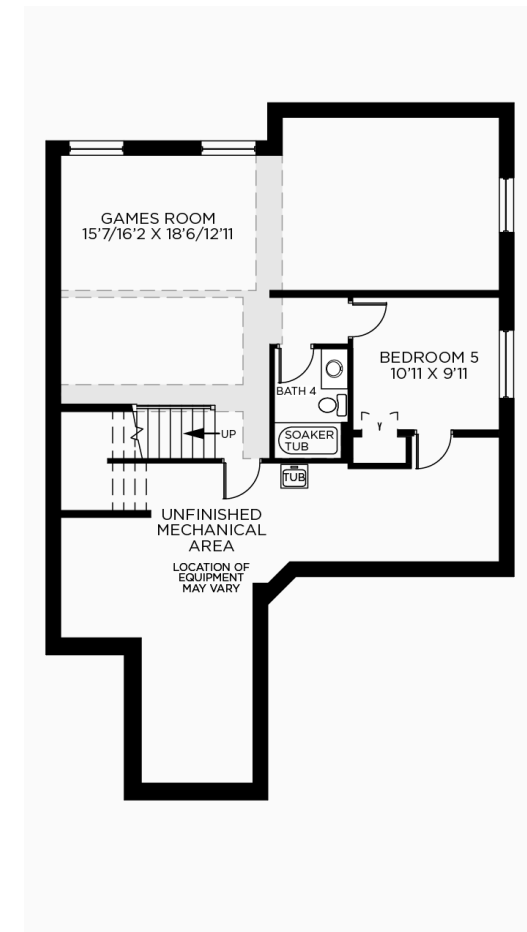
R-2000*



Ground Floor



Bedroom Floor



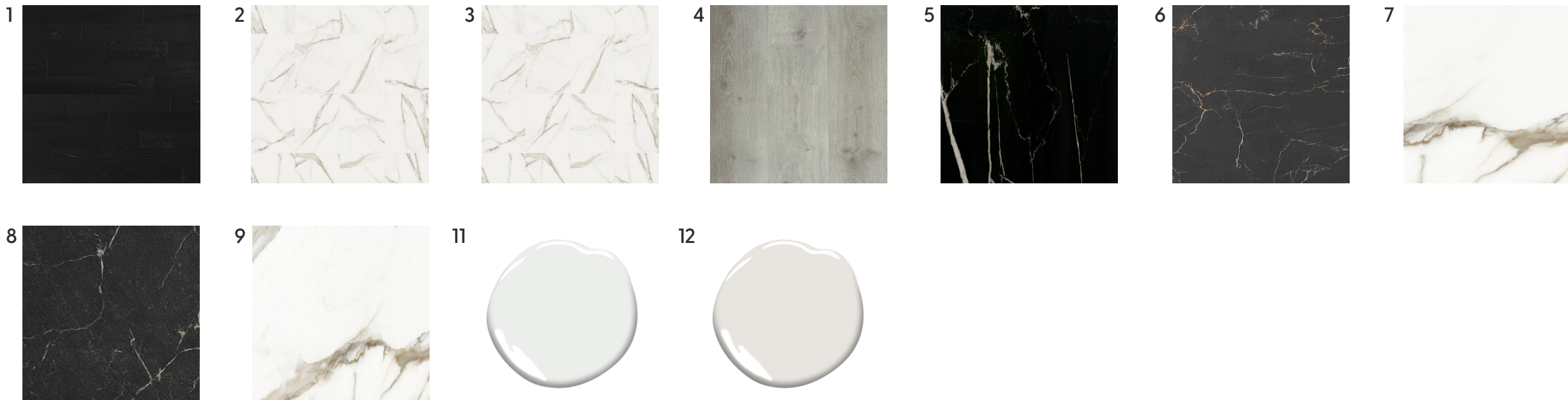
Basement - Finished Area: 595 SQ. FT



Tacoma

338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

R-2000*



Flooring and Paint Throughout

1 Ground & Bedroom Floor Hardwood
Lauzon Authentik Series -Engineered Red Oak Drama (*Ultra Matte Sheen*)
[UPGRADE](#)

2 Entry & Mudroom Floor Tile
Euro Pasha Mayfair Calacatta Oro (*Glossy*) 24 x 24
[UPGRADE](#)

3 Kitchen, Pantry & Dining Room Floor Tile
Euro Pasha Mayfair Calacatta Oro (*Glossy*)
[UPGRADE FROM HARDWOOD](#)

4 Basement Bedroom & Games Room Vinyl Flooring
Biyork - Dusty
[UPGRADE](#)

5 Powder Room Floor Tile:
Olympia Eterna Nero Marquina (*Polished*) 12 x 24
[UPGRADE](#)

6 Bath 1 Floor Tile
Centura Jewels Series - Black Gold (*Polished*) 24 x 24
[UPGRADE](#)

7 Bath 2 & 3 Floor Tile
Centura Borghini Calacatta (*Matte*) 24 x 24

8 Basement Bath Floor Tile
Livingstone Nero (*Matte*)

9 Laundry Room Floor Tile
Centura Borghini Calacatta (*Matte*)

10 Fireplace Wall Tile
Olympia Eterna Nero Marquina (*Polished*) 12 x 24
[UPGRADE](#)

11 Paint
Benjamin Moore - Decorator's White (CC-20)

12 Bedrooms Paint
Benjamin Moore - Calm (CC-22)



Tacoma

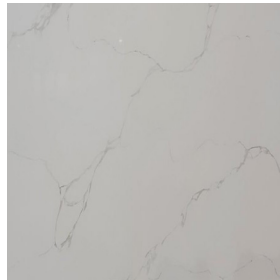
338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

R-2000*

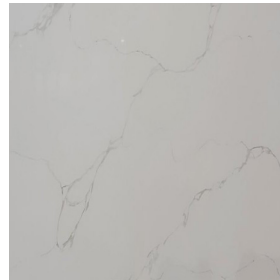
1



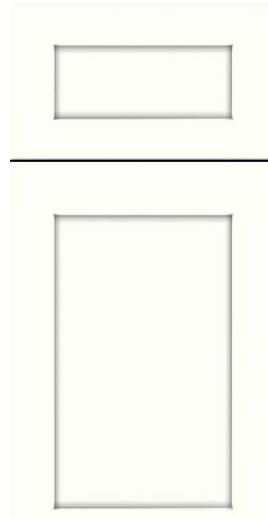
2



3



4



5



6



7



Kitchen

1 Range Hood
BX21534 34" Stainless Steel
Cyclone Hood
[UPGRADE WITH CUSTOM
CABINETRY MODIFICATIONS](#)

2 Kitchen Backsplash
Quartz Calacatta Zilk -
Back of Island
[UPGRADE](#)

3 Counter
Quartz Calacatta Zilk -
Waterfall Ends
[UPGRADE](#)

4 Cabinetry
Salem - Whitecap
[UPGRADE](#)

5 Kitchen Faucet
Brizo Litze Luxe Gold
with Knurled Handle
[UPGRADE](#)

6 Kitchen Sink
Blanco Precis U Super
Single Silgranit -White
[UPGRADE](#)

7 Soap Dispenser
Champagne Bronze
[UPGRADE](#)



Tacoma

338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

R-2000*



Bath 1

1 Shower Wall Tile
Centura Jewels Series
Black Gold (Polished)
24 x 24 [UPGRADE](#)

2 Vanity Wall Tile
Euro Cromia 26 Oro Lucido
(Glossy)
[UPGRADE](#) *no standard mirror*

3 Counter
Quartz - Arctic White
[UPGRADE](#)

4 Cabinetry
Cochrane Door -
Black
[UPGRADE](#)

5 Faucet
Brizo Litze Luxe Gold -
Single Handle (2)
[UPGRADE](#)

6 Sink
Contract Emery Black
Rectangular Undermount (2)
[UPGRADE](#)

7 Soap Dispenser
Champagne Bronze (2)
[UPGRADE](#)

8 Shower Trim
Brizo Litze Luxe
Gold Tempapressure
[UPGRADE](#)

9 Roman Tub Trim
Brizo Litze Luxe Gold
with Hand Shower
(4pc) [UPGRADE](#)

10 Tub
Maax Ariosa 6032 Acrylic Freestanding
Tub - White with Black Skirt
[UPGRADE](#)

11 Toilet
Contrac Miller Black 4.8L
One Piece Elongated -
15" High Toilet [UPGRADE](#)

12 Shower Door Handle
6" Loop - Brushed Bronze
[UPGRADE](#)

13 Bath Accessories
Trinsic - Champagne Bronze
[UPGRADE](#)



Tacoma

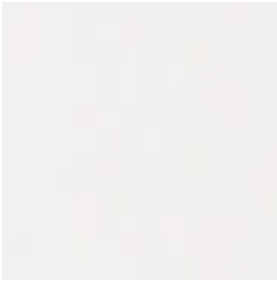
338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

R-2000*

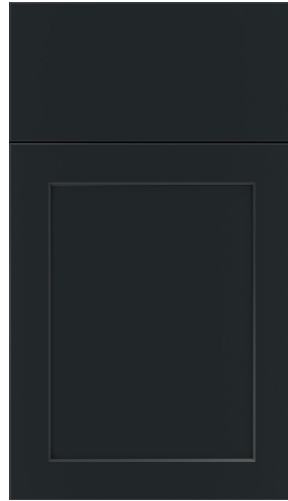
1



2



3



4



5



6



7



8



9



Bath 2

1 Wall Tile

Euro Soho Canvas White
(Glossy) 4 x 16

2 Counter

Quartz -
Arctic White
UPGRADE

3 Cabinetry

Preston - Satin
Starless
UPGRADE

4 Faucet

Standard
Chrome (2)

5 Shower & Soaker Tub Trim

Standard Chrome

6 Sink

Contrac Colette Rectangular
Undermount (2)
UPGRADE

7 Soap Dispenser

Standard Chrome (2)
UPGRADE

8 Toilet

Contrac Cali 4.8L
One Piece Elongated -
17" High Toilet UPGRADE

9 Bath Accessories

Electra - Chrome
(Polished) UPGRADE



Tacoma

338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

R-2000*

1

2

3

4

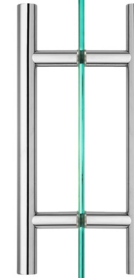
5

6

7

8

9



Bath 3

1 Shower Wall Tile
Euro Soho Canvas White
(Glossy) 4 x 16
[UPGRADE](#)

2 Counter
Quartz - Arctic White
[UPGRADE](#)

3 Cabinetry
Salem - Cloudburst
[UPGRADE](#)

4 Faucet
Standard Chrome

5 Shower Trim
Standard Chrome

6 Shower Door Handle
6" Ladder Chrome

7 Sink
Contrac Colette
Rectangular Undermount
[UPGRADE](#)

8 Toilet
Contrac Cali 4.8L
One Piece Elongated -
17" High Toilet [UPGRADE](#)

9 Bath Accessories
Electra - Polished
Chrome
[UPGRADE](#)



Tacoma

338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

R-2000*

1



2



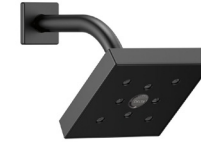
3



4



5



6



7



8



9



Bath 4 - Basement Bath

1 Shower Wall Tile
Euro Soho Retro Black
(Glossy) 4 x 16
[UPGRADE](#)

2 Counter
Granite - Nero
Assoluto
[UPGRADE](#)

3 Cabinetry
Salem -
Cloudburst
[UPGRADE](#)

4 Faucet
Delta Modern Square Black
Single Handle (Matte)
[UPGRADE](#)

5 Shower & Tub Trim
Delta Ara Black
(Matte)
[UPGRADE](#)

6 Sink
Contrac Emery Black
Rectangular Undermount
[UPGRADE](#)

7 Soap Dispenser
Black (Matte)
[UPGRADE](#)

8 Toilet
Contrac Cali 4.8L
One Piece Elongated -
17" High Toilet [UPGRADE](#)

9 Accessories
Allusion - Black
[UPGRADE](#)

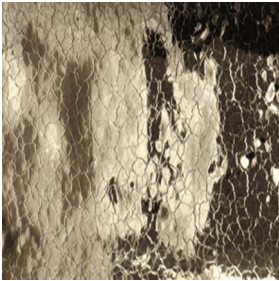


Tacoma

338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

R-2000*

1



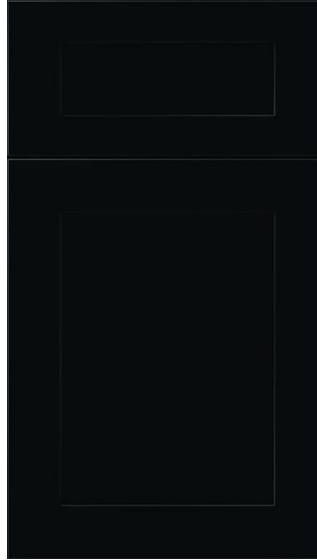
2



3



4



Basement Wet Bar

1 Wall Tile

Euro Cromia 26 Orso Lucido
(Glossy) 2.5 x 10

*wall tile from top of bar countertop
to underside of upper cabinets*

2 Bar Sink

Blanco Rondo Coal
Black Silgranit
[UPGRADE](#)

3 Faucet

Brizo Litze Luxe Gold Bar Faucet
with Angled Spout and Knurled
Handle Kit
[UPGRADE](#)

4 Cabinetry

Salem - Black
[UPGRADE](#)



Tacoma

338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

R-2000*

1



2



3



4



5



Powder Room

1 Faucet

Brizo Luxe Gold Single
Handle
[UPGRADE](#)

2 Sink

Contrac Pineview Black
Single Hole Pedestal
[UPGRADE](#)

3 Soap Dispenser

Champagne Bronze
[UPGRADE](#)

4 Toilet

Contrac Miller Black 4.8L
One Piece Elongated -
15" High Toilet [UPGRADE](#)

5 Bath Accessories

Trinsic - Champagne
Bronze
[UPGRADE](#)

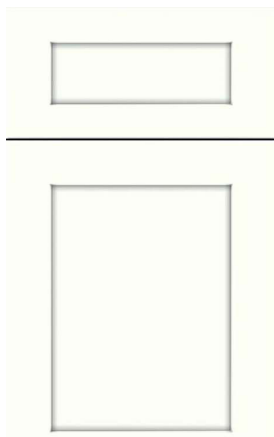


Tacoma

338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

R-2000*

1



Laundry Room

1 Cabinetry

Salem - Whitecap

UPGRADE



Tacoma

338 Shuttleworth Drive | 2,964 Sq. Ft.
Horizon Series | 44' Lot | Phase 1 | Lot 19

R-2000*

1



2



3



4



Fireplace and Doors

1 Fireplace

Ascent Linear 46 Fireplace
with Topaz Glass Embers,
Porcelain Reflective Panels
and Black Standard Safety
Barrier
(UPGRADE INCLUDES FAN KIT)

2 Interior Doors

Throughout: Logan [UPGRADE](#)
Den: 8' Swing French Door
[UPGRADED HEIGHT](#)

3 Interior Hardware
Bergen - Black (*Matte*)
[UPGRADE](#)

4 Exterior Hardware
Madera Taymor Brass
(Polished)
[UPGRADE](#)