

Kanata Lakes Phase 9



KANATA LAKES

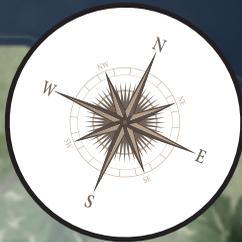
MODERN BY NATURE

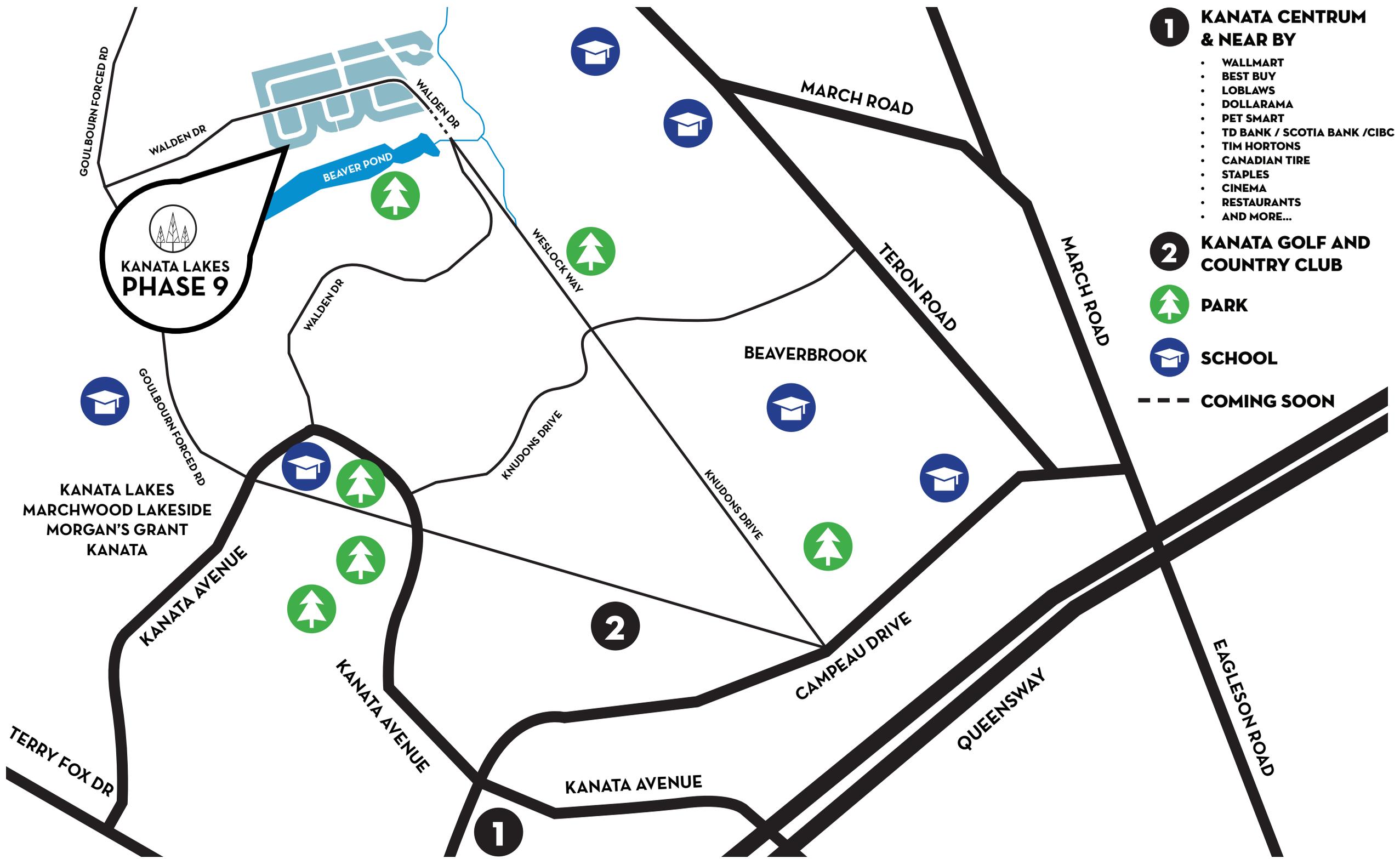


Legend

- * Lot Premium
- █ Sidewalks
- xxx Chain Link Fence
- SOLD
- █ 44'
- █ 50'
- █ Walkway
- █ Retaining Wall

Beaver Pond





1 KANATA CENTRUM & NEAR BY

- WALLMART
- BEST BUY
- LOBLAWS
- DOLLARAMA
- PET SMART
- TD BANK / SCOTIA BANK /CIBC
- TIM HORTONS
- CANADIAN TIRE
- STAPLES
- CINEMA
- RESTAURANTS
- AND MORE...

2 KANATA GOLF AND COUNTRY CLUB

 **PARK**

 **SCHOOL**

--- COMING SOON



KANATA LAKES

MODERN BY NATURE

44' bungalows



	SQ.FT.	BEDROOMS	PRICED FROM
BELLINGHAM			
<i>Horizon Series</i>	1,589	2 w/den	\$1,204,900
WEST BAY			
<i>Horizon Series</i>	1,710	2 w/den or opt 3*	\$1,231,900
BLACKCOMB I			
<i>Horizon Series</i>	1,942	2 w/den	\$1,279,900
BLACKCOMB II			
<i>Horizon Series</i>	2,391	3 w/den or loft	\$1,325,900

* 3 bedroom option available. Please see Sales Consultant for optional floorplan pricing



CONTACT INFORMATION
Cheryl Barr & Kathleen Michael, Sales Consultants
E: kanatalakes@urbandale.com



Please note: H.S.T. is included in the selling and lot premium pricing. Some lots may have model restrictions. Additional premiums may apply to some lots. Lot premiums, options and extras that increase the final total purchase price at the closing of the transaction may increase the sales tax applicable to the transaction, including the base model amount. As a result, additional adjustments to the final closing amount may therefore be necessary at the time of closing, which shall supersede any previously calculated amounts. Plans, specifications, and prices are subject to change without notice. Our homes are qualified under the CHBA's Net Zero Home Labelling Program. Logo used with permission. E. & O. E. 10/20/2022



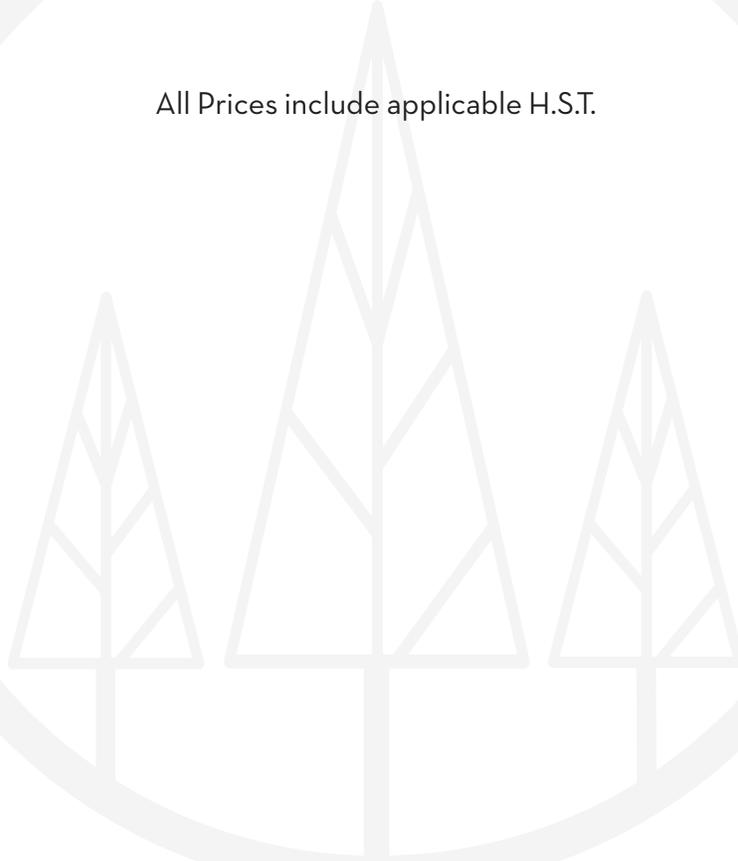
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44' Lot Premiums

Lot 21	Corner Lot	\$50,000
Lot 44	Oversized Pie Shaped Lot	\$200,000

All Prices include applicable H.S.T.



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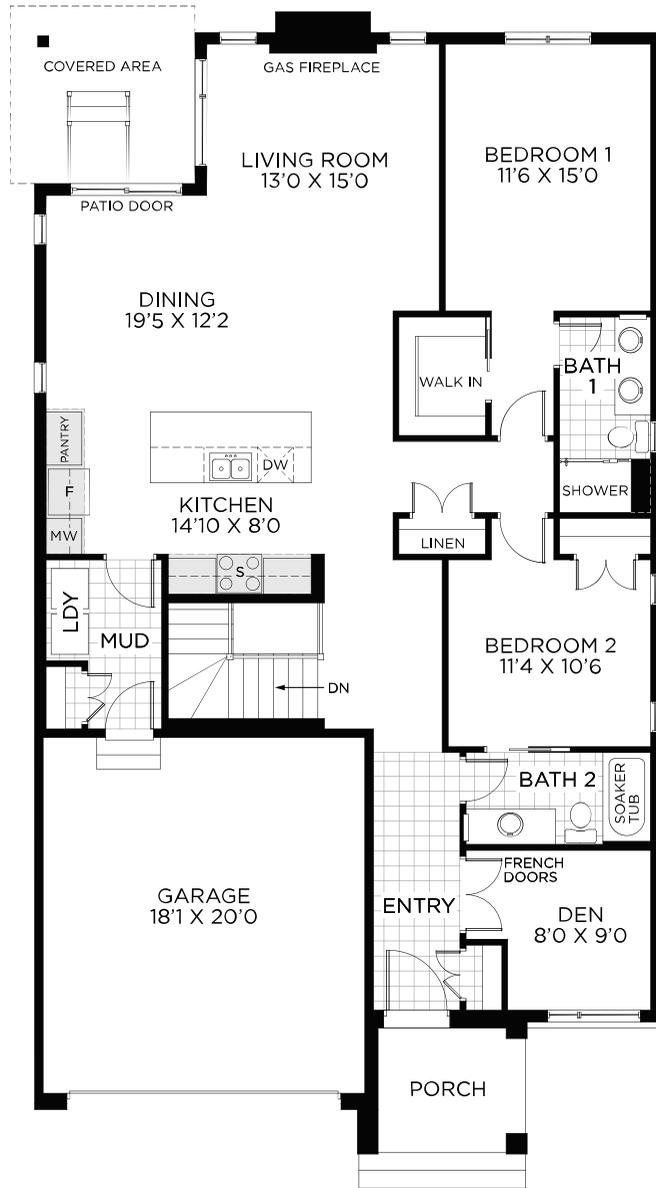


BELLINGHAM

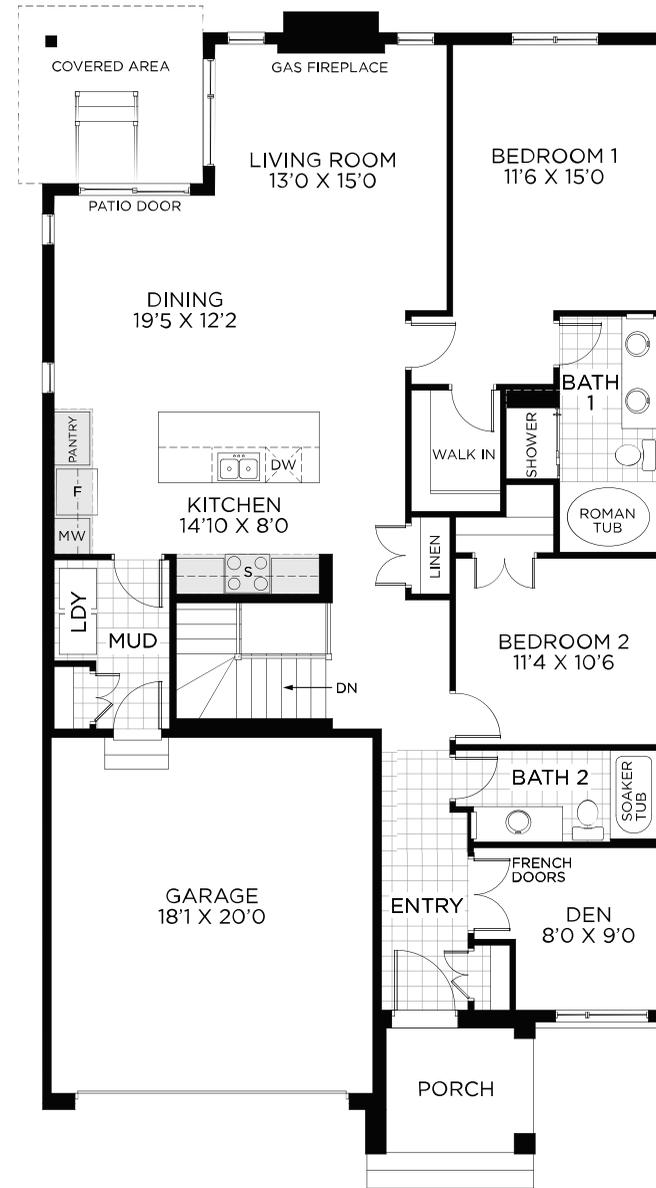
1,589 SQ.FT.

44' DESIGN

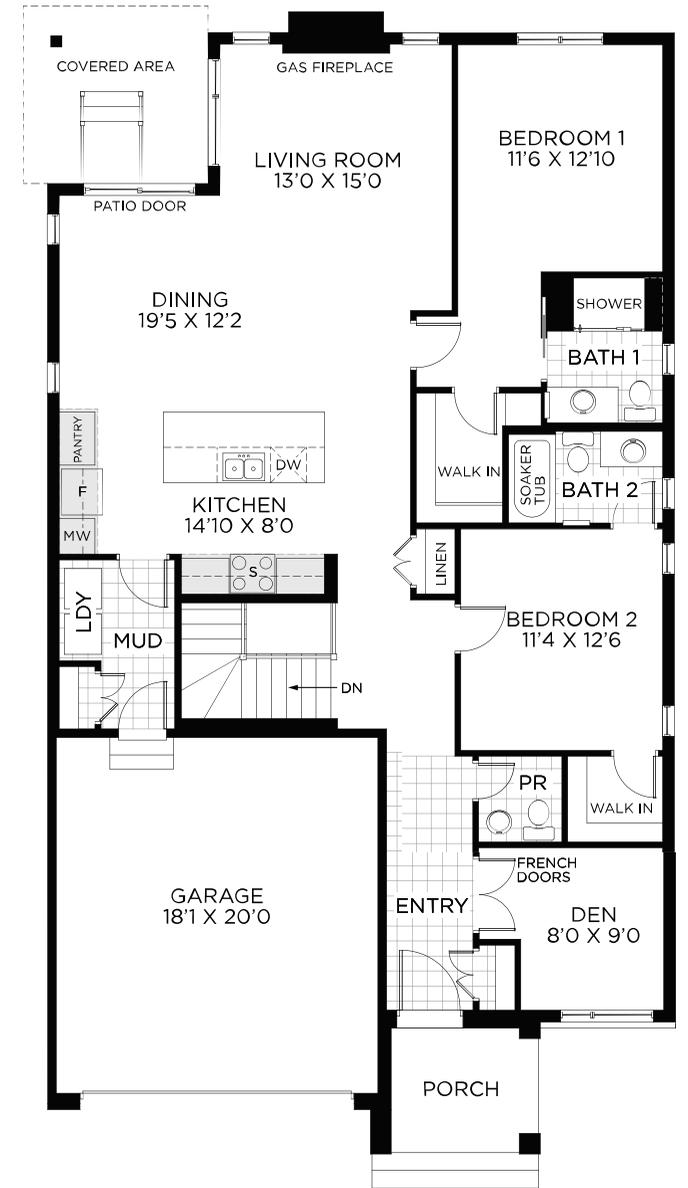
HORIZON SERIES



GROUND FLOOR



OPT. GROUND FLOOR W/4PC BATH 1



OPT. GROUND FLOOR W/2 BATHS

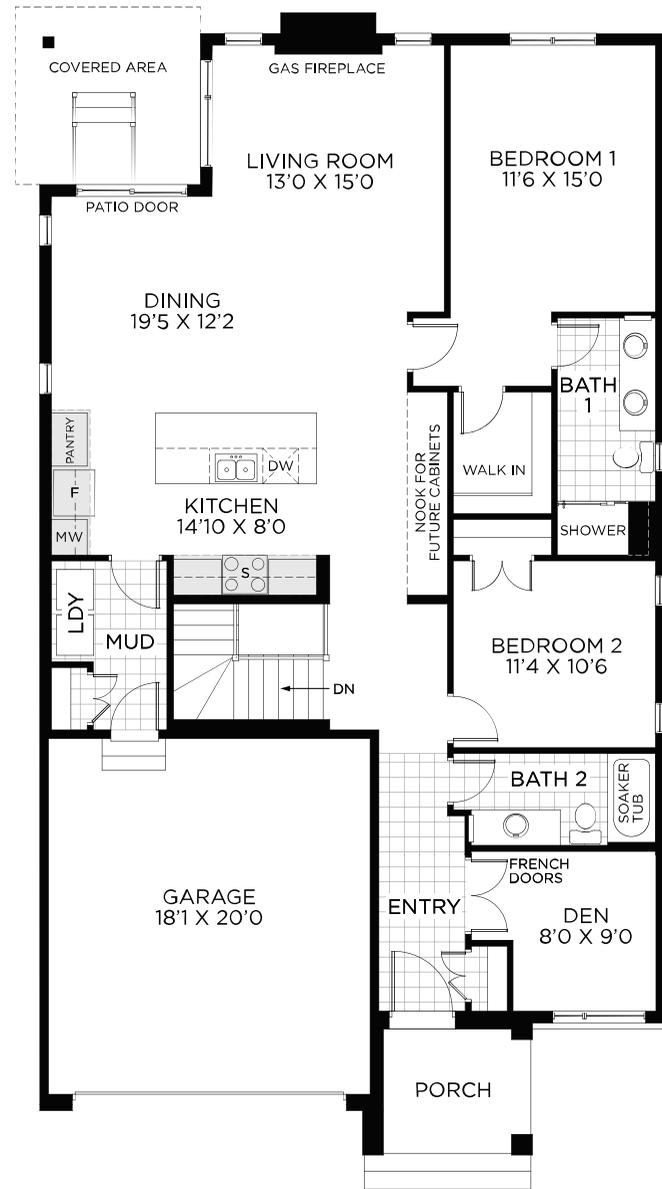
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BELLINGHAM

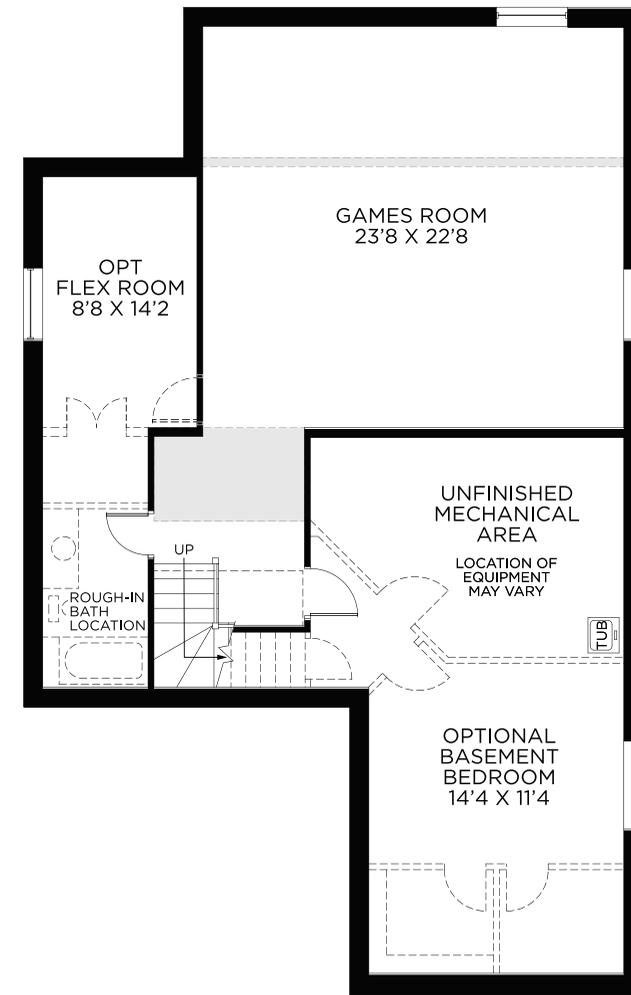
1,589 SQ.FT.

44' DESIGN

HORIZON SERIES



OPT. GROUND FLOOR W/3PC BATH 1 ALTERNATE



BASEMENT - FINISHED AREA 633 SQ.FT.

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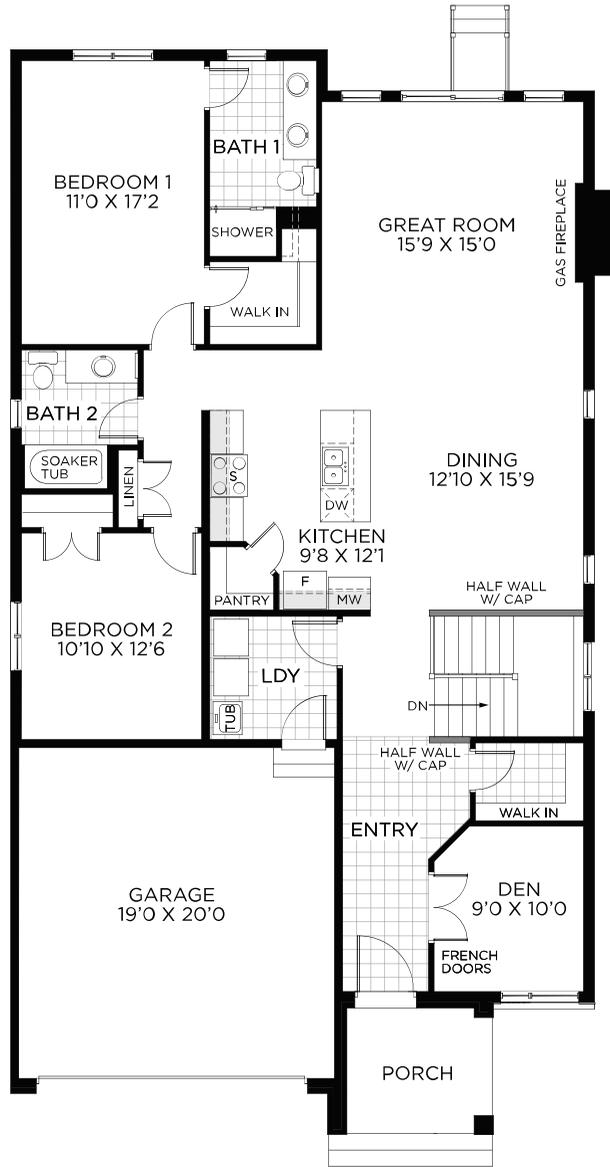


WEST BAY

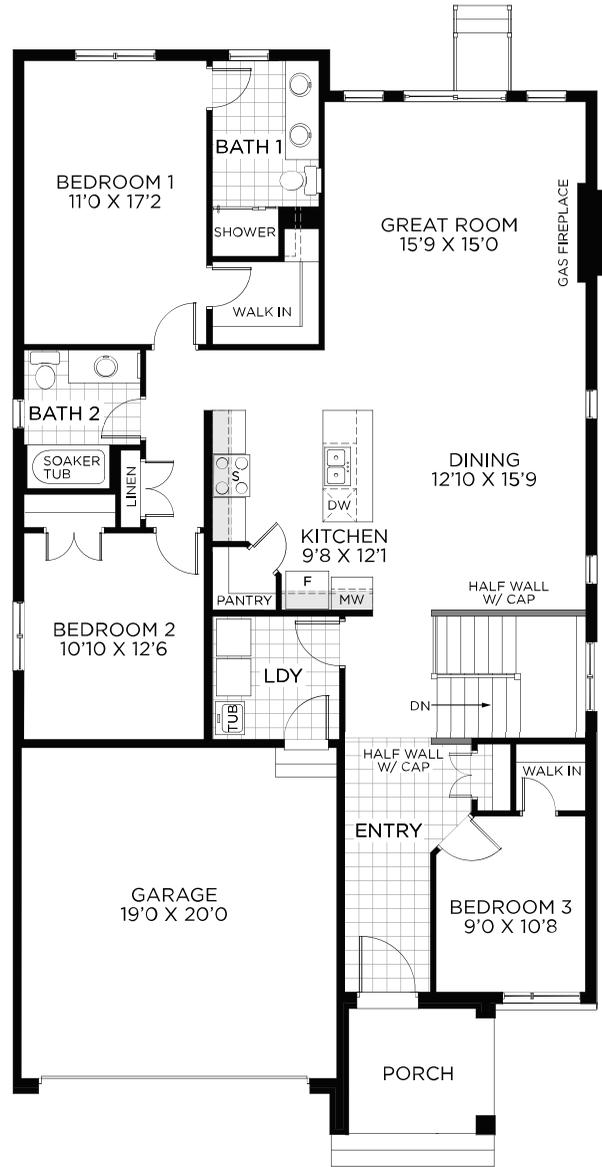
1,710 SQ.FT.

44' DESIGN

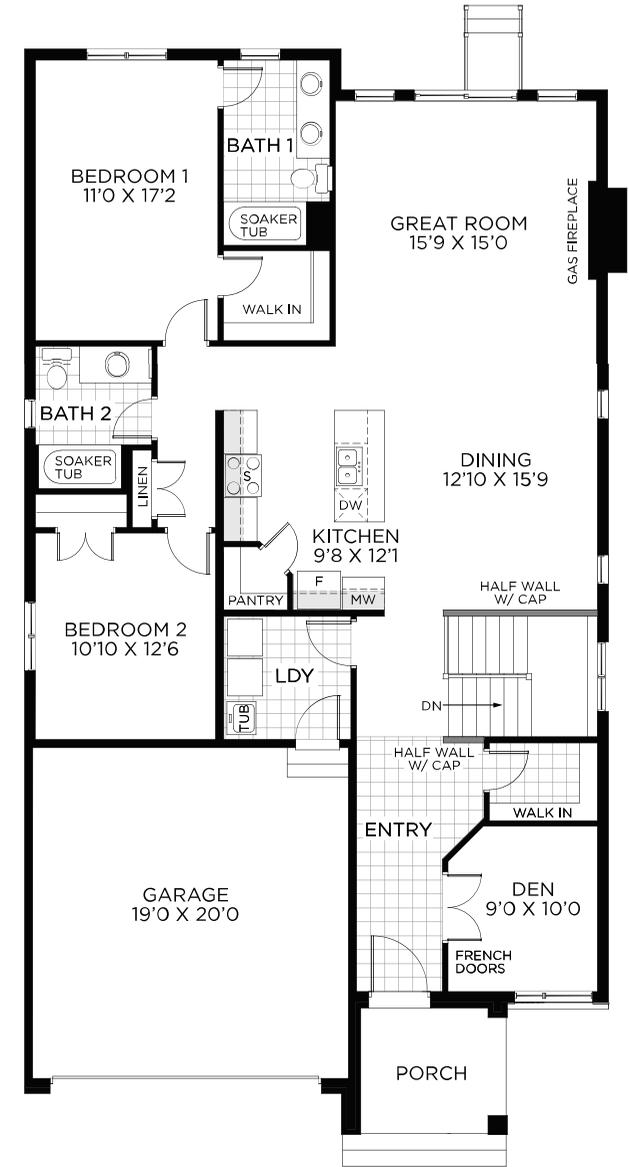
HORIZON SERIES



GROUND FLOOR



OPT. GROUND FLOOR W/BEDROOM 3



OPT. GROUND FLOOR W/BATH 1 SOAKER TUB

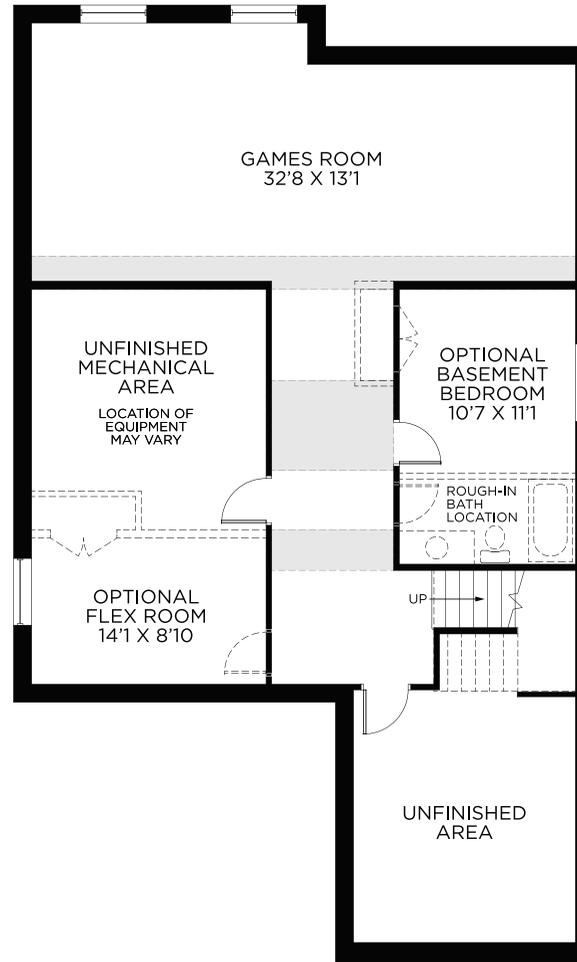
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WEST BAY

1,710 SQ.FT.

44' DESIGN

HORIZON SERIES



BASEMENT - FINISHED AREA 693 SQ.FT.

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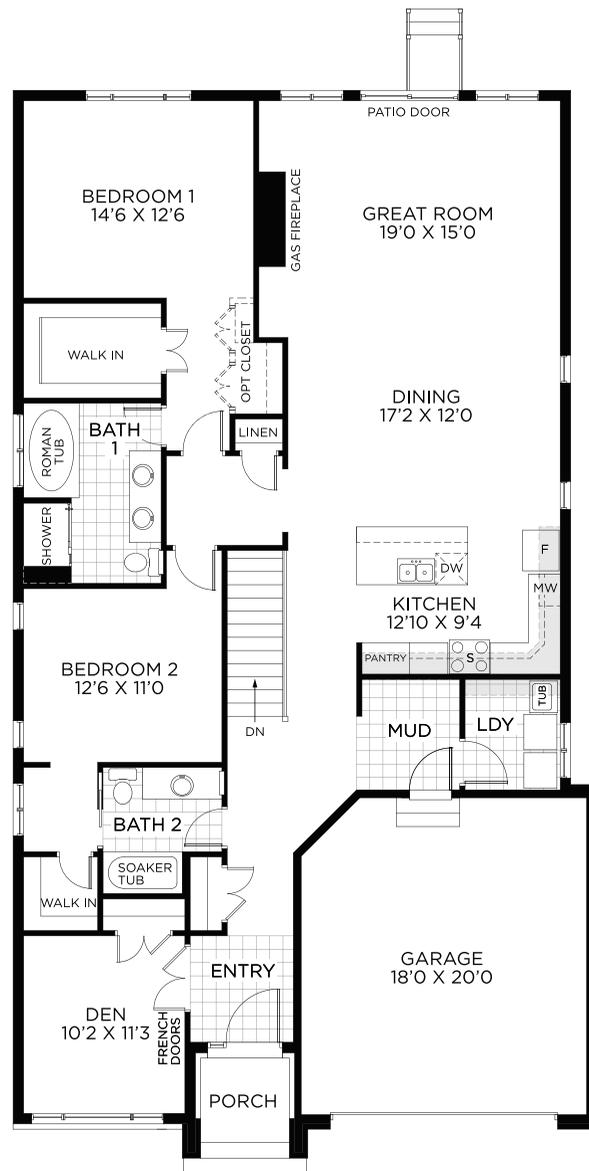


BLACKCOMB I

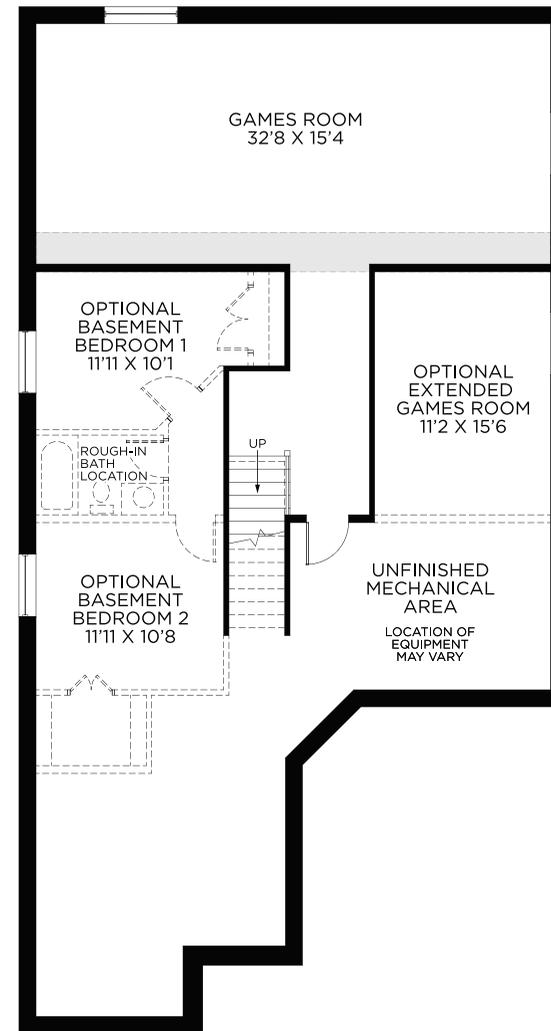
1,942 SQ.FT.

44' DESIGN

HORIZON SERIES



GROUND FLOOR



BASEMENT - FINISHED AREA 635 SQ.FT.

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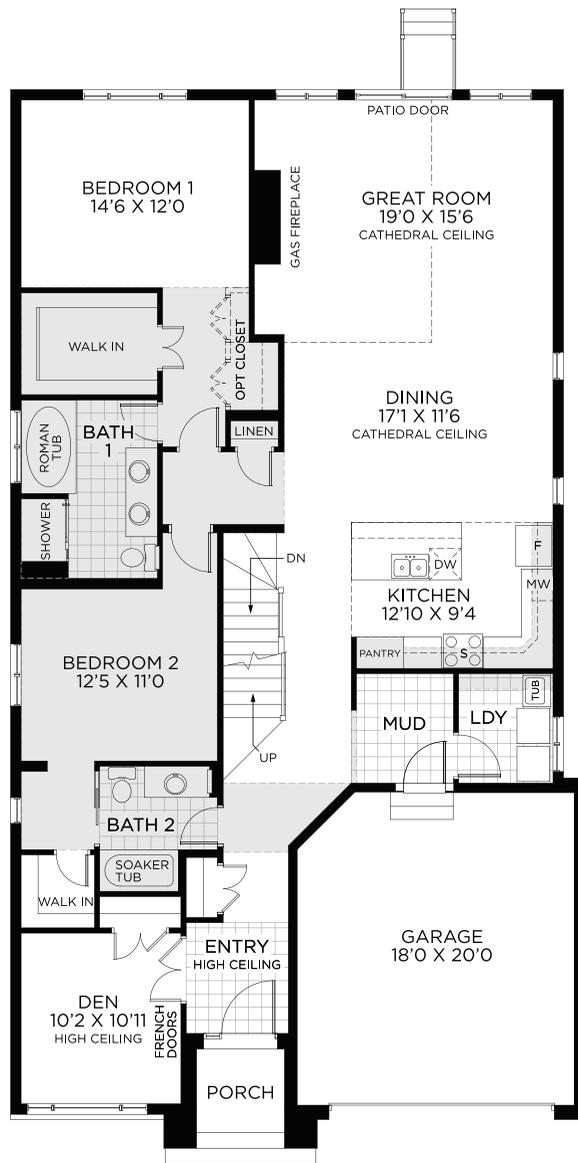


BLACKCOMB II

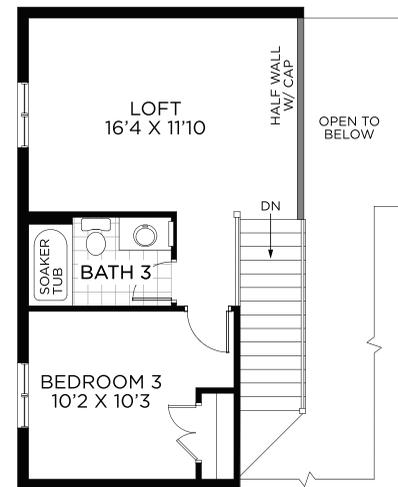
2,391 SQ.FT.

44' DESIGN

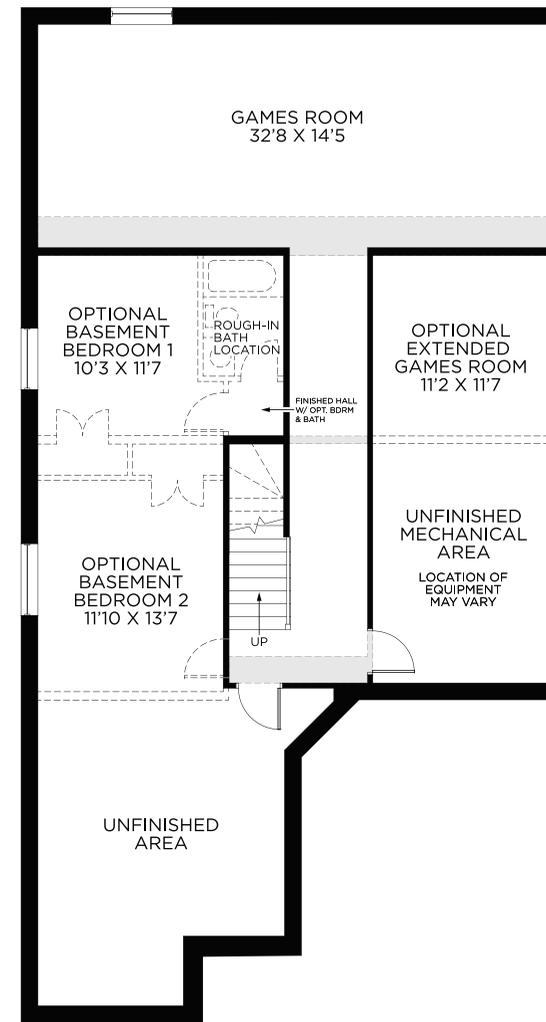
HORIZON SERIES



GROUND FLOOR



LOFT FLOOR



BASEMENT - FINISHED AREA 710 SQ.FT.

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NET ZERO READY HOME

Singles & Bungalows



KANATA LAKES

MODERN BY NATURE

LUXURY FEATURES

- Stunning 3 1/8" Engineered Hardwood flooring in kitchen, living room, dining room, den, great room, and ground floor hallways
- Red Oak Hardwood staircase, with bullnose profile, from ground floor to second floor in Singles, and from ground floor to basement in Bungalows. Hardwood stairs are engineered risers and stringers with solid wood treads.
- Oak spindles, posts, and handrails, with oak nosing under the spindles at 2nd floor stair opening (as per plan)
- 3cm Quartz countertops in kitchen and 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 Bedroom 1* 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 undermount kitchen sink, complete with single lever low-flow faucet and vegetable pull-out spray
- Built-in refrigerator waterline in kitchen
- Tiled shower walls with custom pivoting glass door and low-profile acrylic base in Bath 1
- Elongated toilet in all bathrooms
- Contemporary pedestal sink in powder room with single handle faucet
- LED pot lights in lower halls, kitchen, and all showers & soaker tubs
- Modern swing passage doors and closet doors with lever hardware
- Convenient gas rough in for stove, dryer, and BBQ
- Video Doorbell
- WiFi Thermostat
- Five Smart Switches (locations specified by builder)
- Convenient USB outlet in kitchen and Bedroom 1 (locations specified by builder)
- WiFi garage door opener
- Modern thermal frosted glass panel garage door*
- Finished games room in basement
- Conduit in common wall from house to garage for future car charger wiring
- Upgraded rear elevation

*Horizon Series homes

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 20 MPa compressive strength, versus 15 MPa in Ontario Building Code
- 2" x 6" stud wall framing at 24" on center provide the same support as traditional studs spaced 16" on center but increase the insulation and lower heating costs.
- 3/4" tongue and groove sub floor 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
- Egress thermal basement windows to allow more light
- Our exclusive notched foundation brick check for prevention of water infiltration
- Comprehensive dual hi-tech Category 5 wiring for high-speed connections
- Urbandale's award winning After Sales Service Program
- Pre-paid Tarion Home Warranty fee

* Our homes are qualified under the CHBA's Net Zero Home Labelling Program. Used with permission. Plans and specifications are subject to change without notice. E. & O. E. 08/25/22



NET ZERO READY HOME

Singles & Bungalows



KANATA LAKES

MODERN BY NATURE

NET ZERO READY

- Net Zero Ready homes use on average 80% less energy than a house built to code
- 2" x 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-10 high density insulation under slab and footing 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
- ENERGY STAR® Certified Hybrid Heat Pump Water Heater
- Air Tightness of 1.5 ACH at 50 Pa. An airtight home with controlled airflow reduces heat loss and sound transmission.
- High efficiency Cold Climate 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.
- Energy Recovery Ventilator (ERV)
- 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
- 200 AMP Service
- Home Energy Monitoring System
- Conduit from basement to attic for future solar panels

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
- Energy Recovery Ventilator (ERV) 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