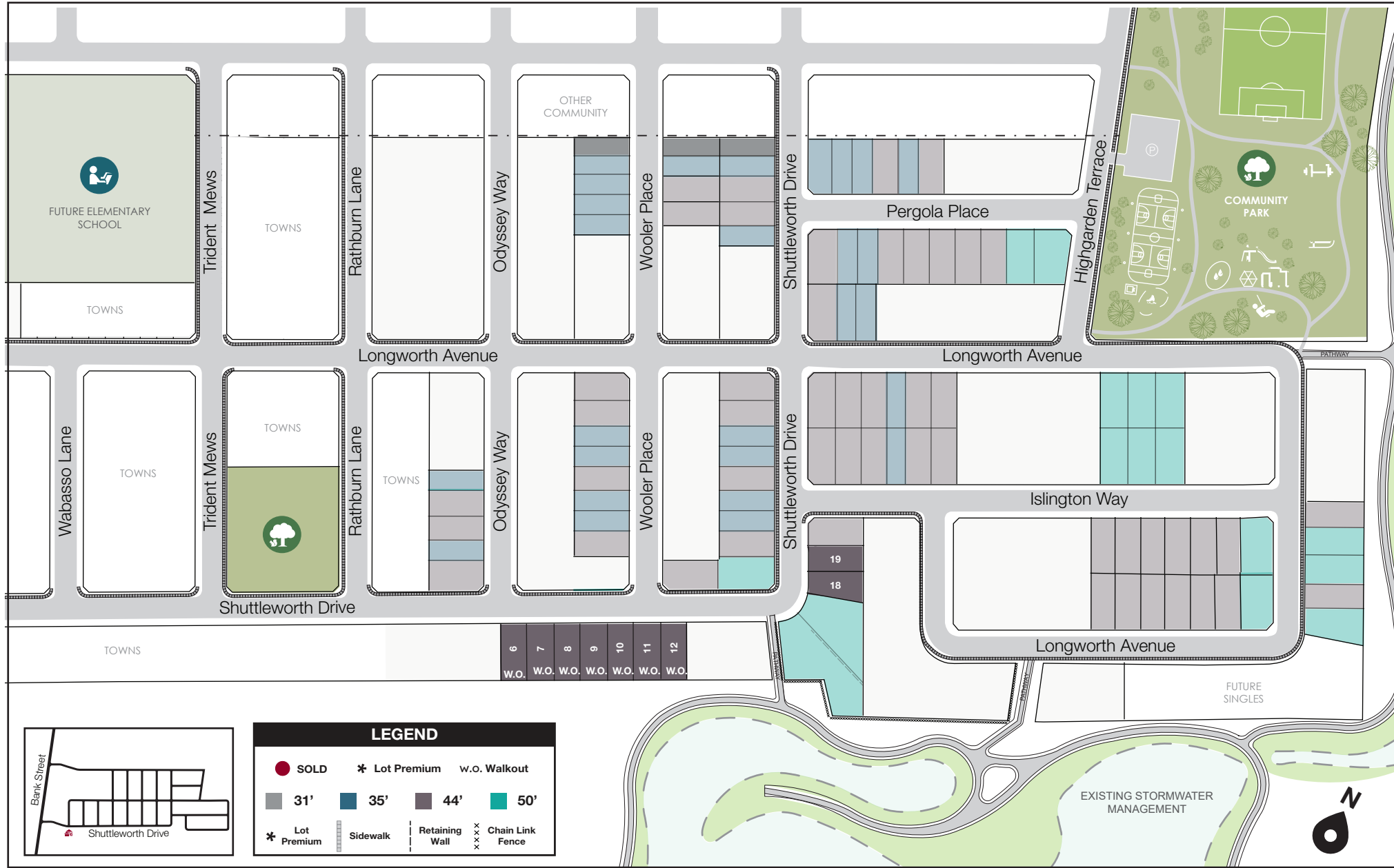




Cowan's Grove

Singles





44' R-2000 SINGLES

	SQ. FT.	BEDROOMS	PRICED FROM
NANAIMO			
Pacific Series	2,404	3 w/loft	\$1,083,900
Horizon Series	2,417	3 w/loft	\$1,110,900
KELOWNA			
Pacific Series	2,797	4 w/loft or opt 5*	\$1,122,900
Horizon Series	2,806	4 w/loft or opt 5*	\$1,147,900
HILLSBORO			
Pacific Series	2,819	3 w/loft or 4	\$1,125,900
Horizon Series	2,819	3 w/loft or 4	\$1,150,900
PORTLAND			
Pacific Series	2,914	4 w/loft or opt 5*	\$1,132,900
Horizon Series	2,945	4 w/loft or opt 5*	\$1,158,900
TACOMA			
Pacific Series	2,950	4 w/loft or opt 5*	\$1,135,900
Horizon Series	2,964	4 w/loft or opt 5*	\$1,160,900

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

Lot Premiums

Lots 6-9	Walkout	\$25,000
Lot 10	Walkout w/ Water View	\$50,000
Lots 11-12	Walkout w/ Water View	\$75,000

Please note: H.S.T. is included in the selling price. Some lots may have model restrictions. Additional premiums may apply to some lots. Lot/location premiums do not include H.S.T. All sales tax on lot/location premiums shall be added on closing of the transaction in accordance with Revenue and Excise Tax guidelines. 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. R-2000 is an official mark of Natural Resources Canada. Used with permission. E. & O. E. 19/08/21





44' R-2000 BUNGALOWS

	SQ. FT.	BEDROOMS	PRICED FROM
BELLINGHAM			
Pacific Series	1,589	2 w/den	\$1,034,900
Horizon Series	1,589	2 w/den	\$1,059,900
WEST BAY			
Pacific Series	1,710	2 w/den or opt 3*	\$1,037,900
Horizon Series	1,710	2 w/den or opt 3*	\$1,062,900
BLACKCOMB I			
Pacific Series	1,942	2 w/den	\$1,091,900
Horizon Series	1,942	2 w/den	\$1,116,900
BLACKCOMB II			
Pacific Series	2,391	3 w/den & loft	\$1,111,900
Horizon Series	2,391	3 w/den & loft	\$1,136,900

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

Lot Premiums

Lots 6-9	Walkout	\$25,000
Lot 10	Walkout w/ Water View	\$50,000
Lots 11-12	Walkout w/ Water View	\$75,000

Please note: H.S.T. is included in the selling price. Some lots may have model restrictions. Additional premiums may apply to some lots. Lot/location premiums do not include H.S.T. All sales tax on lot/location premiums shall be added on closing of the transaction in accordance with Revenue and Excise Tax guidelines. 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. R-2000 is an official mark of Natural Resources Canada. Used with permission. E. & O. E. 19/08/21





R-2000 SINGLES & BUNGALOWS

LUXURY FEATURES

- 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.*



R-2000 SINGLES & BUNGALOWS

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" x 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
- Urbandale's "24-Hour" Notice Warranty
- Urbandale's award winning After Sales Service Program
- Pre-paid Tarion Home Warranty fee

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



R-2000 SINGLES & BUNGALOWS

ENERGY EFFICIENCY

- R-2000 Certified designates that Urbandale homes use on average 50% less energy than a house built to code
- 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 and R-2000 approved 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

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