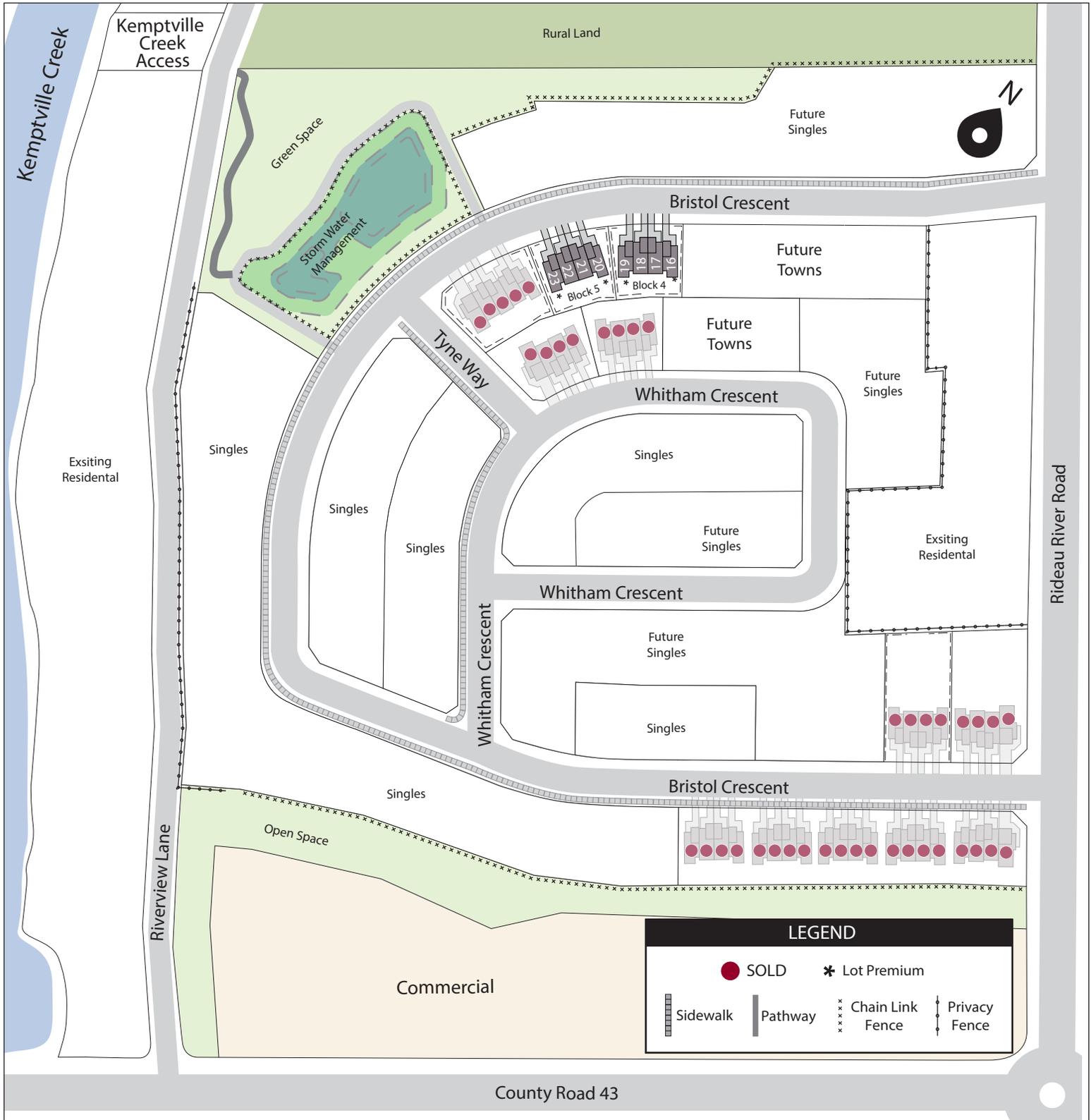


# THE creek



## Phase 1 - Townhomes



Conceptual drawing for marketing purposes only, pending final approval by planning authorities. Lot/location premiums may apply. Please see your Sales Consultant for details. Subject to change without notice. E. & O. E. 24/02/2022



## ENERGY STAR® Certified Townhomes

	SQ.FT.	BEDROOMS	PRICED FROM
NEWTON (incl. 272 Sq. Ft. finished basement)	1,798	3	
Interior			\$564,900
End*			\$589,900
GALILEO (incl. 295 Sq. Ft. finished basement)	1,807	3	
Interior			\$569,900
End*			\$594,900
DARWIN (incl. 320 Sq. Ft. finished basement)	2,136	3	
Interior			\$583,900
End*			\$608,900
EDISON (incl. 361 Sq. Ft. finished basement)	2,092	3 w/loft	
Interior			\$585,900
End*			\$610,900
HAWKING (incl. 425 Sq. Ft. finished basement)	2,336	3 w/loft	
Interior			\$613,900
End*			\$638,900
HAWKING II (incl. 425 Sq. Ft. finished basement)	2,440	3 or 4 w/loft	
Interior			\$634,900
End*			\$659,900

\*End units include additional windows on side elevation, as per plan.

CONTACT INFORMATION:  
 Alex Meahan, Sales Consultant  
 E: [thecreek@urbandale.com](mailto:thecreek@urbandale.com)

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. The ENERGY STAR® for New Homes Standard is administered and promoted in Canada by Natural Resources Canada. E. & O. E. 23/02/22





## ENERGY STAR® Certified Townhomes

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### LOT PREMIUMS

#### Block 4

16	Private Driveway	\$5,000
19	Oversized Lot & Private Driveway	\$8,000

#### Block 5

20	Oversized Lot & Private Driveway	\$8,000
23	Oversized Lot & Private Driveway	\$8,000

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CONTACT INFORMATION:  
Alex Meahan, Sales Consultant  
E: [thecreek@urbandale.com](mailto:thecreek@urbandale.com)

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. The ENERGY STAR® for New Homes Standard is administered and promoted in Canada by Natural Resources Canada. E. & O. E. 23/02/22





## ENERGY STAR® Certified Townhomes

### LUXURY FEATURES

- ENERGY STAR® Certified central air conditioner
- Stunning 3 1/8" engineered hardwood flooring in kitchen, living room, dining room, great room & ground floor hallways.
- 1 1/4" Quartz countertops in kitchen and 3/4" Quartz countertops in ensuite and main bath
- 9' ceiling heights on ground floor for spacious interior living
- Smooth ceilings throughout home
- Elegant selection of 12" x 24" floor tiles available all bathrooms, laundry room, mud room & main entry
- Stylish choice of subway tile available for kitchen backsplash
- 39" upper kitchen cabinetry allowing for extra kitchen storage
- Soft close hinges and drawers in kitchen and bathrooms where applicable
- Kitchen cabinet 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
- Contemporary pedestal sink in powder room with single handle faucet.
- LED pot lighting in lower halls, kitchen and ensuite shower
- Modern swing passage doors and swing closet doors with lever hardware
- Convenient gas rough in for stove, dryer and BBQ
- Finished family room in basement
- Video Doorbell
- Programmable WiFi Thermostat
- Four Smart Switches (locations specified by builder)
- WiFi garage door opener
- Convenient USB outlet in kitchen and master bedroom (locations specified by builder)

### QUALITY CONSTRUCTION

- Steel Reinforced Concrete Foundation Walls offer 18 MPa compressive strength, versus 15 MPa in Ontario Building Code
- Exterior insulation protects the concrete from freezing, which will reduce the risk of cracks and condensation problems. Using the TUFF-N-DRI® exterior membrane provides a 30 year warranty against water penetration.
- 2" x 6" stud wall framing at 24" on center provide the same support as traditional studs spaced 16" on center, but reduce thermal bridging and increases insulation lowering 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 rated shingles
- 3-piece basement rough-in for future tub, toilet and vanity basin
- Oversized thermal slider 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 hi-tech wiring from basement to attic
- Urbandale's award winning After Sales Service Program
- Pre-paid Tarion Home Warranty fee



## ENERGY STAR® Certified Townhomes

### ENVIRONMENTAL DETAILS

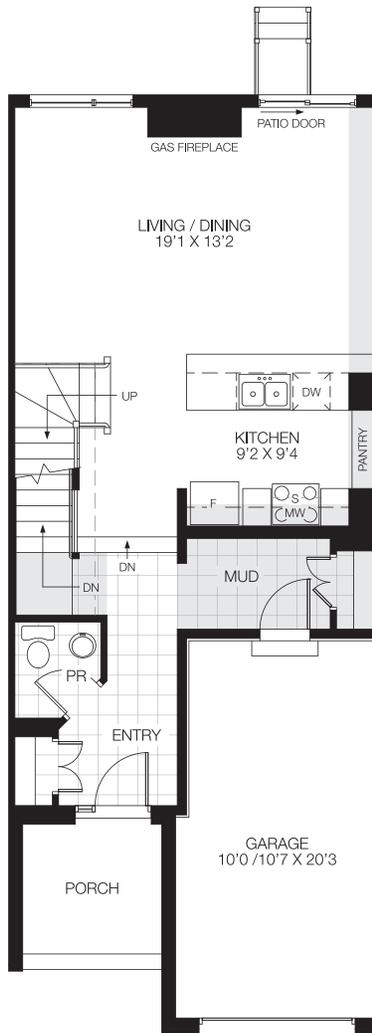
- Efficient showerheads, faucets and toilets to save water by up to 30%
- All insulation meets or exceeds the requirements of the Environmental Choice Program for raw material from recycled glass or paper
- All carpets are labeled as green under the Canadian Carpet Institutes Green Label program. Green 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
- 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.

### ENERGY EFFICIENCY

- ENERGY STAR® Certified designates that Urbandale homes use 20% less energy than a house built to Code, with a corresponding decrease in energy costs.
- R-5.6 rigid insulation is attached to oriented strand board (OSB), increasing the structural integrity of the exterior walls
- Interior wall cavity insulation value R-22. Combined exterior wall assembly insulation value R-27.6
- 8-10" thick foundation wall insulation value R-12 on exterior plus R-12 on interior. Exterior insulation keeps the concrete foundation from freezing, reducing the chance of cracks and condensation problems.
- R-8 insulation under slab for warmer basements
- 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
- Condensing rental water heater with 90% Thermal Efficiency (TE)
- Power vent, forced air, high efficiency gas furnace w/ 96% Annual Fuel Utilization (AFUE). 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 WiFi 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

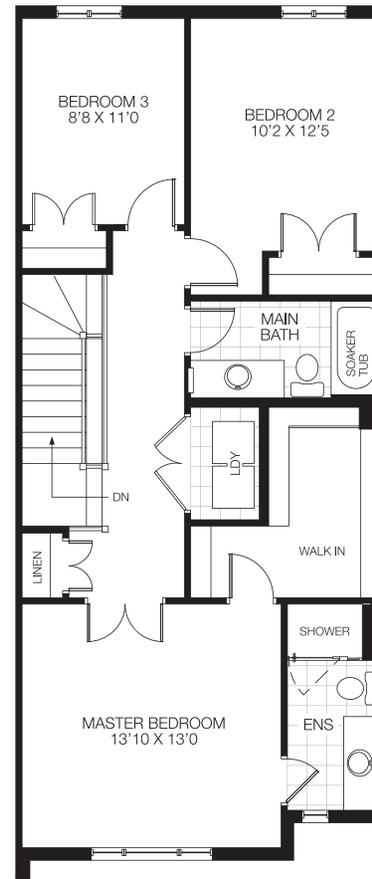
\* ENERGY STAR® for New Homes Standard is administered and promoted in Canada by Natural Resources Canada. Plans and specifications are subject to change without notice. E. & O. E. 20/01/22

# Newton 1,798 sq.ft. Interior Unit

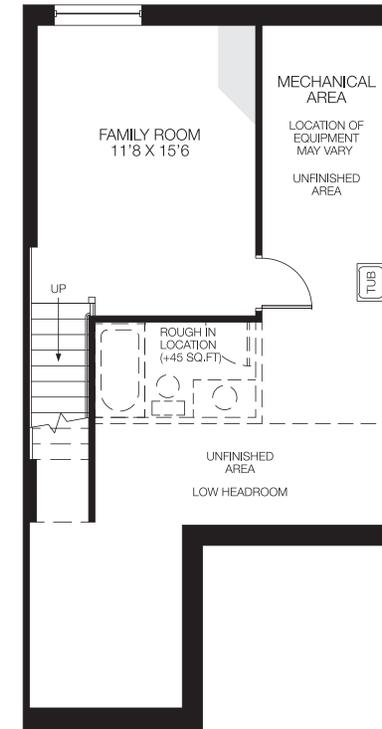


Ground floor

Bulkhead or Drop Ceiling



Bedroom floor  
3 bedrooms



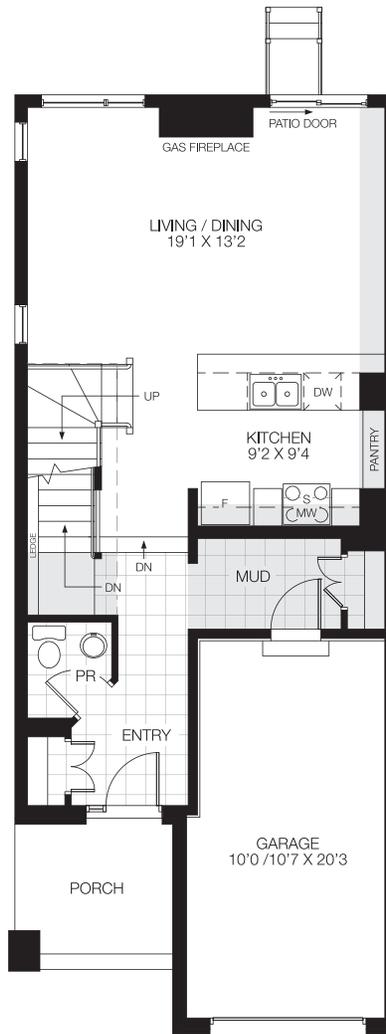
Basement  
Finished area 272 sq.ft.



All dimensions are approximate. Actual usable floor space may vary from stated area. Structural/mechanical requirements may result in dimensional revisions and/or adjustments. Brick sides and rears are subject to site specifications. Plans and specifications are subject to change without notice. The ENERGY STAR® for New Homes Standard is administered and promoted in Canada by Natural Resources Canada. E. & O. E. 16/07/20

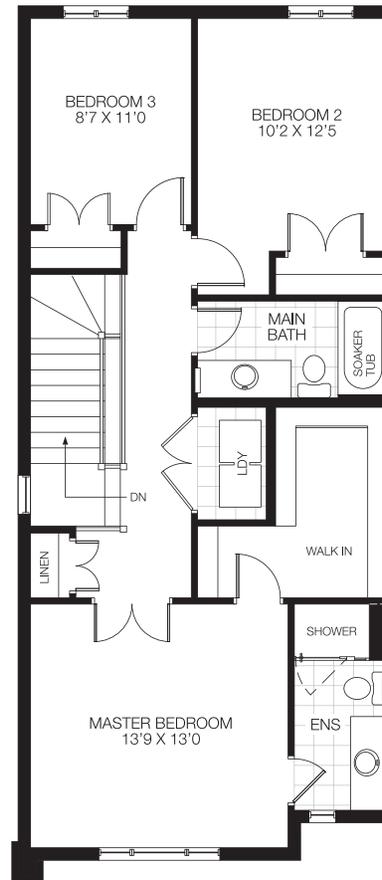


# Newton 1,798 sq.ft. End Unit

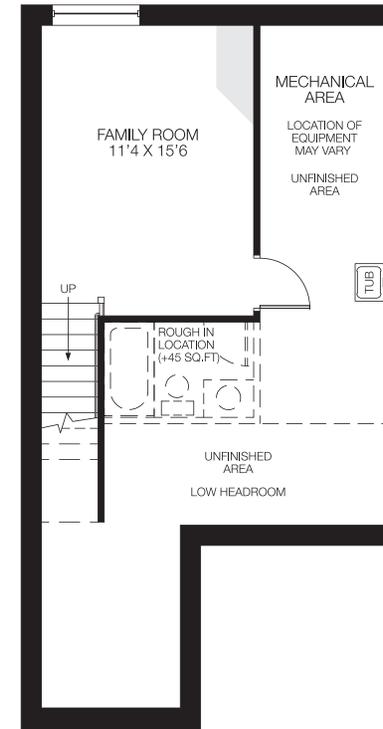


Ground floor

Bulkhead or Drop Ceiling



Bedroom floor  
3 bedrooms



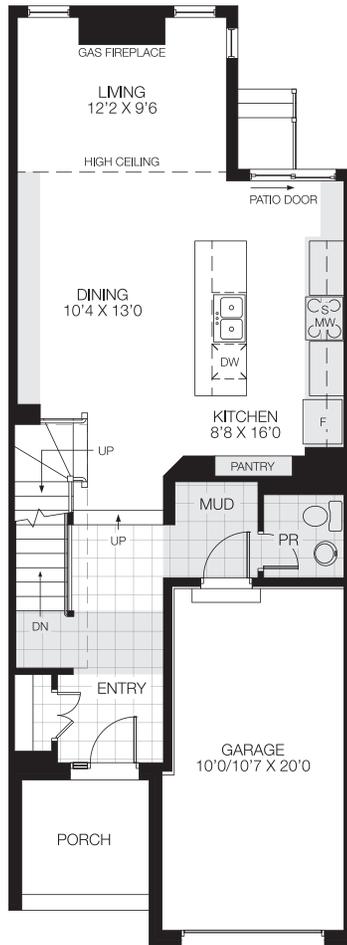
Basement  
Finished area 272 sq.ft.



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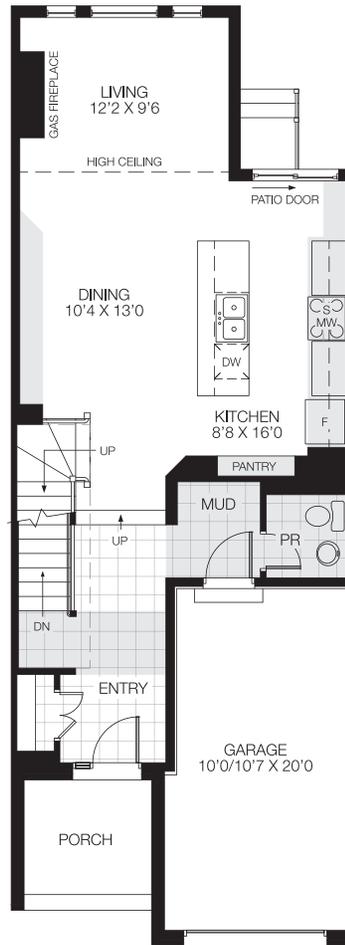


# Galileo 1,807 sq.ft. Interior Unit



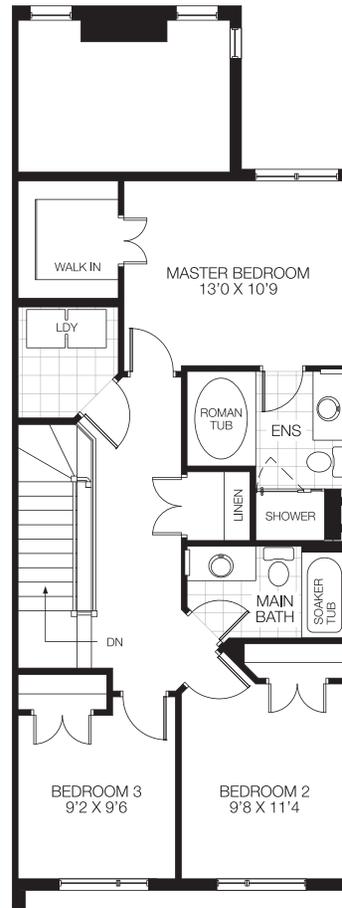
Ground floor

■ Bulkhead or Drop Ceiling



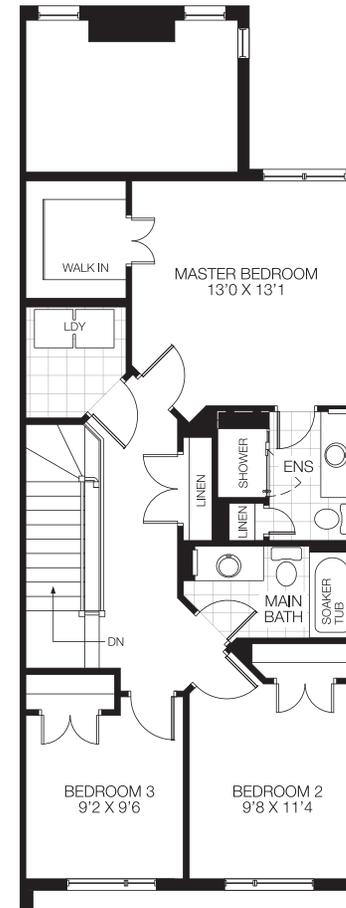
Opt. 1 Ground floor

Relocated fireplace



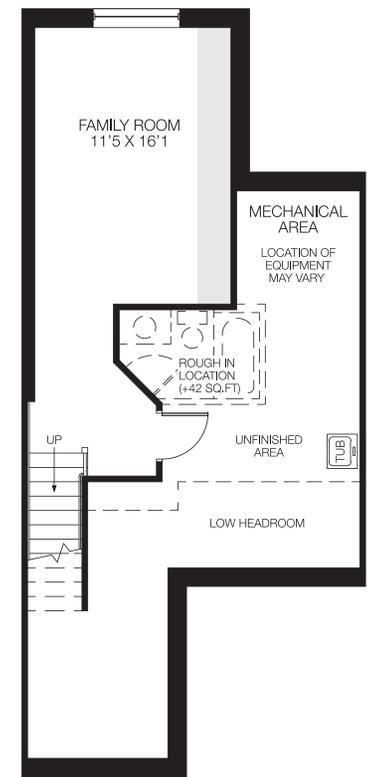
Bedroom floor

3 bedrooms w/4pc ensuite



Opt. 2 Bedroom floor

3 bedrooms w/3pc ensuite



Basement

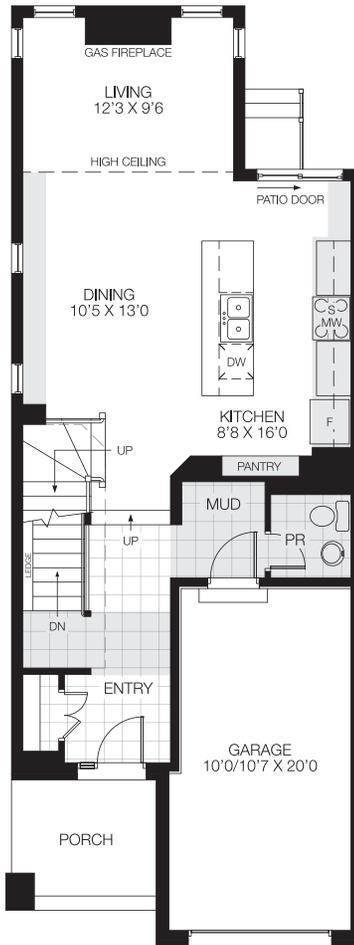
Finished area 295 sq.ft.



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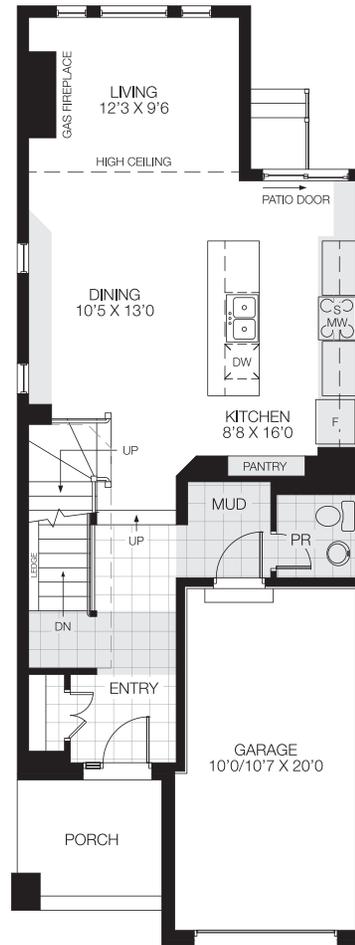


# Galileo 1,807 sq.ft. End Unit



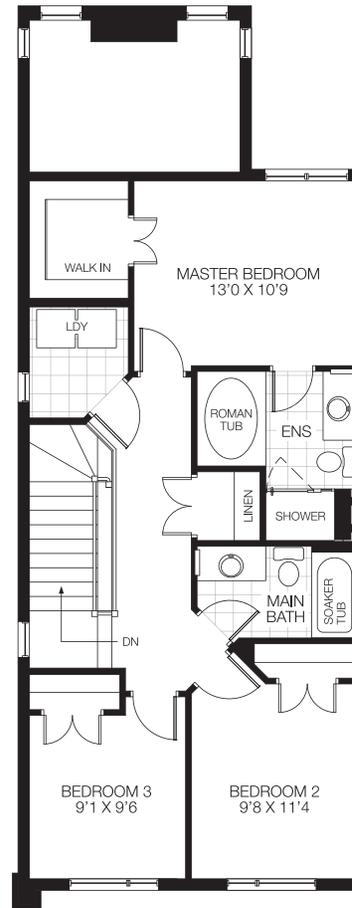
Ground floor

■ Bulkhead or Drop Ceiling



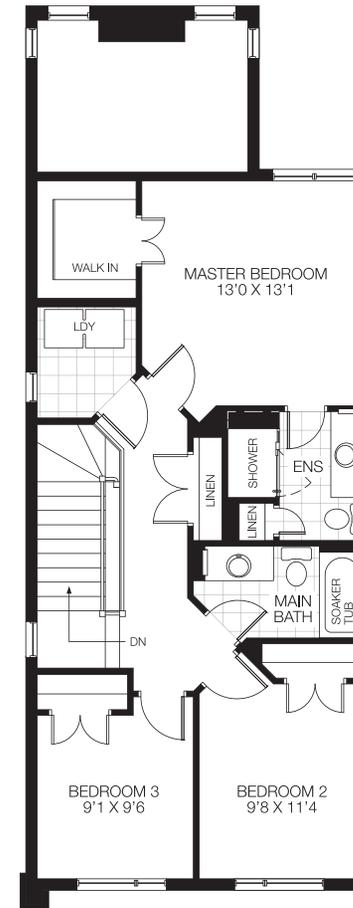
Opt. 1 Ground floor

Relocated fireplace



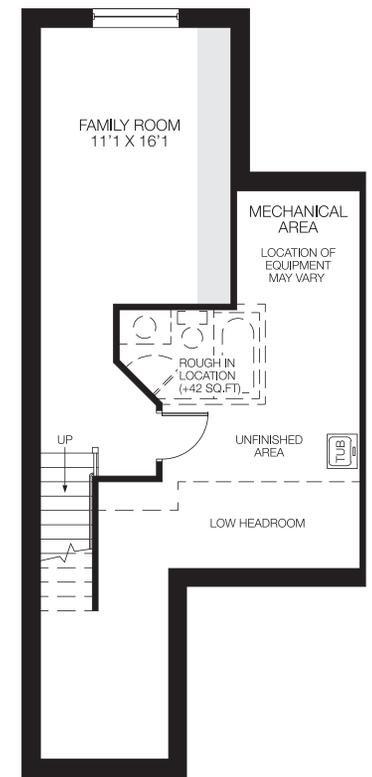
Bedroom floor

3 bedrooms w/4pc ensuite



Opt. 2 Bedroom floor

3 bedrooms w/3pc ensuite



Basement

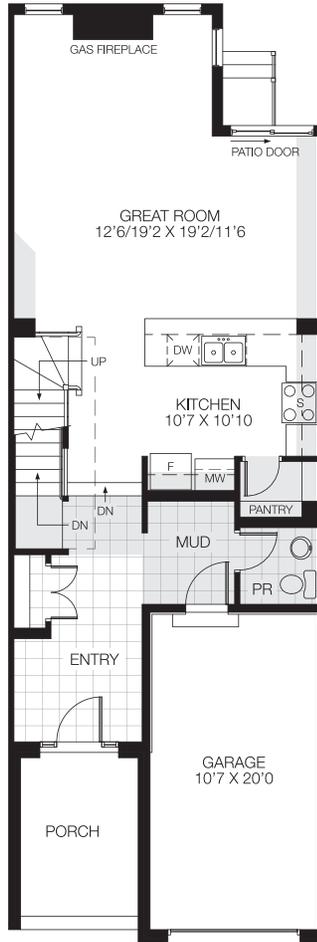
Finished area 295 sq.ft.



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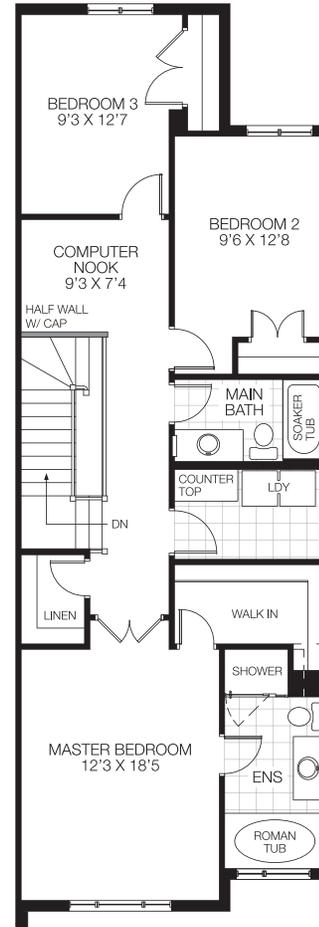


# Darwin 2,136 sq.ft. Interior Unit



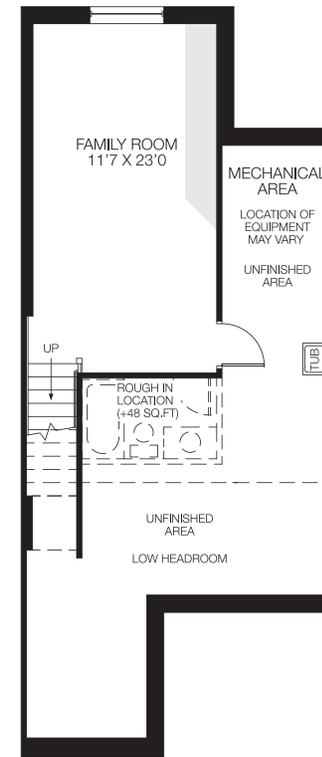
Ground floor

■ Bulkhead or Drop Ceiling



Bedroom floor

3 bedrooms w/computer nook



Basement

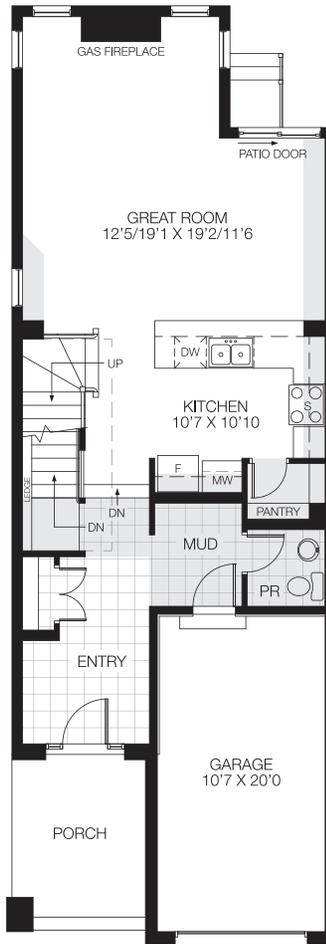
Finished area 320 sq.ft.



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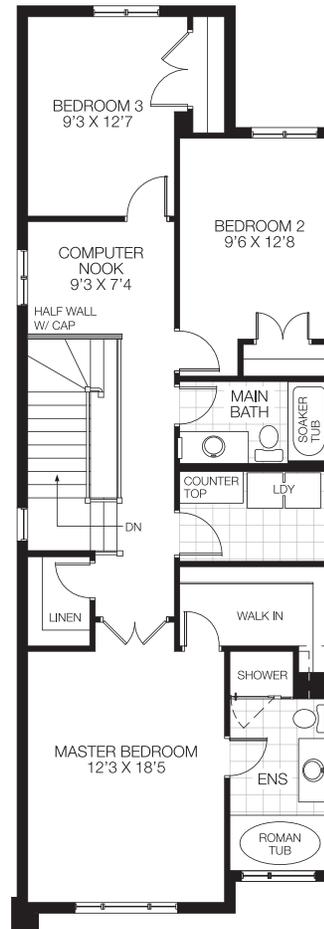


# Darwin 2,136 sq.ft. End Unit



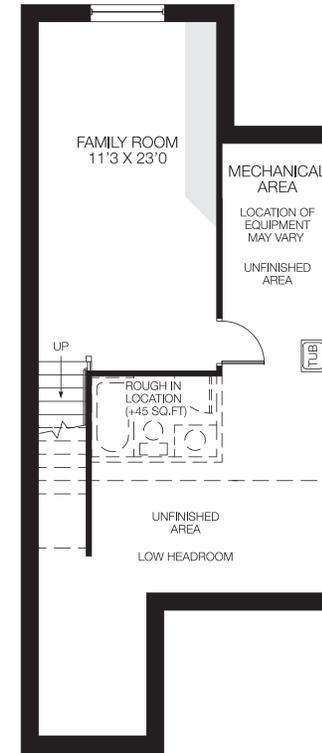
Ground floor

Bulkhead or Drop Ceiling



Bedroom floor

3 bedrooms w/computer nook



Basement

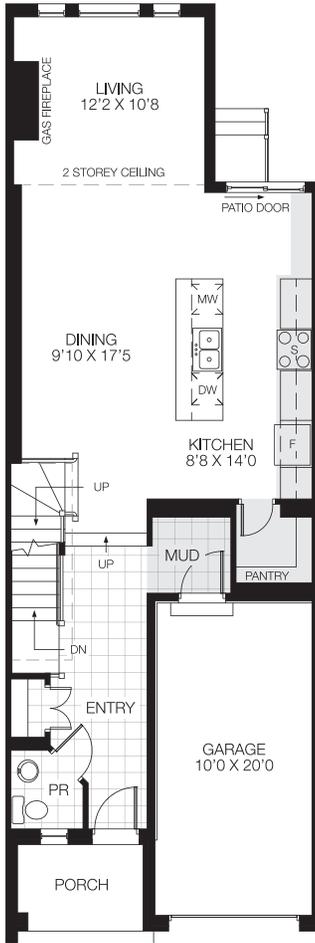
Finished area 320 sq.ft.



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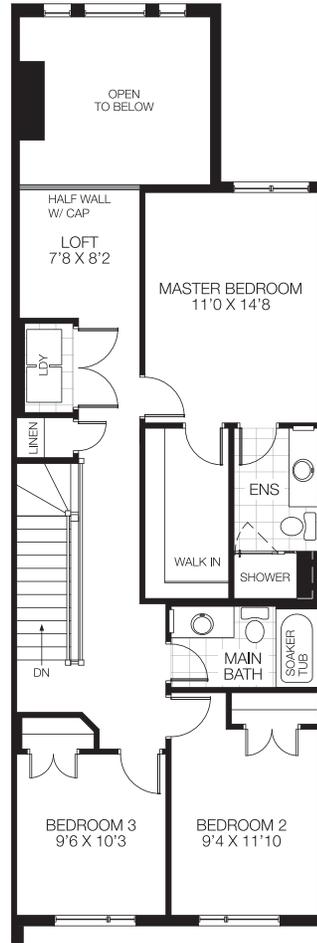


# Edison 2,092 sq.ft. Interior Unit

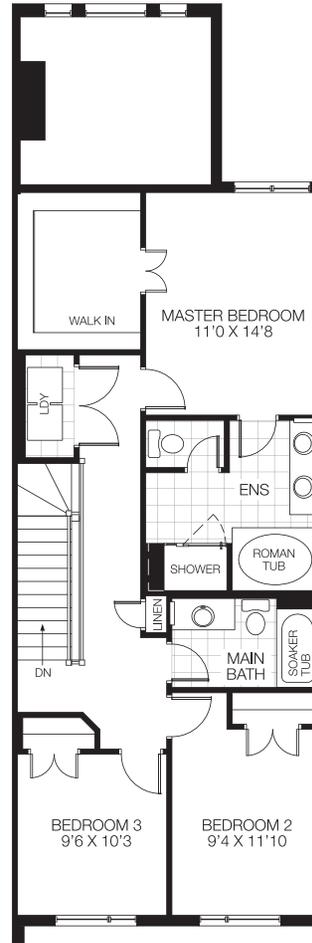


Ground floor

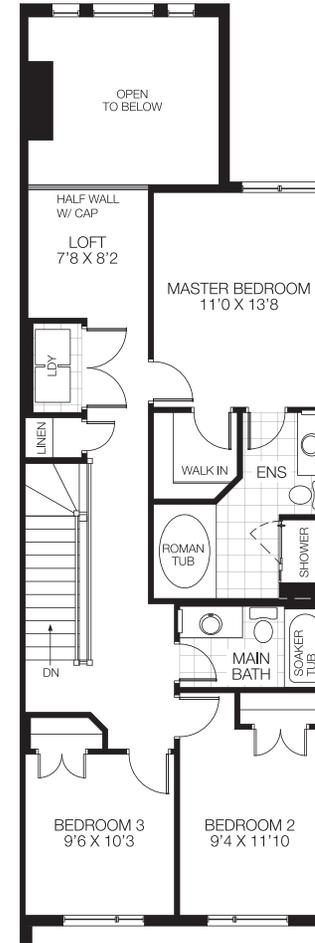
■ Bulkhead or Drop Ceiling



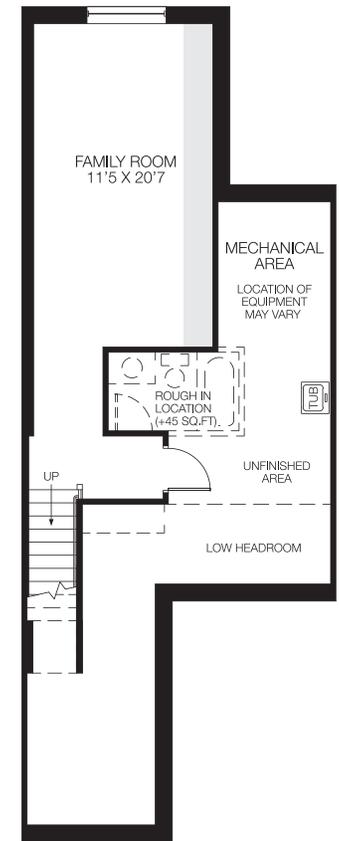
Bedroom floor  
3 bedrooms w/loft



Opt. 1 Bedroom floor  
3 bedrooms w/luxury ensuite



Opt. 2 Bedroom floor  
3 bedrooms w/loft & 4pc ensuite



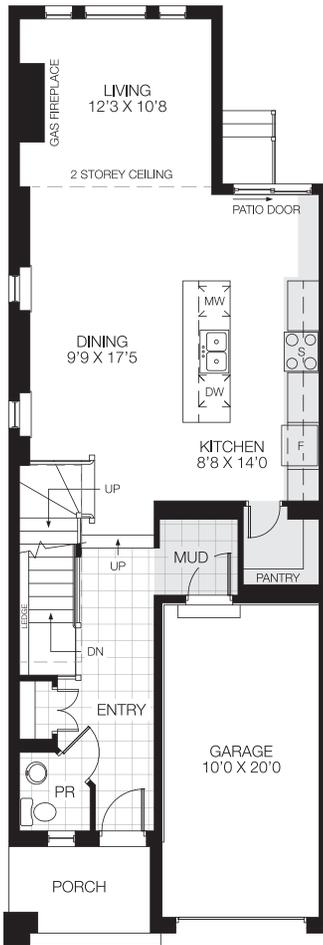
Basement  
Finished area 361 sq.ft.



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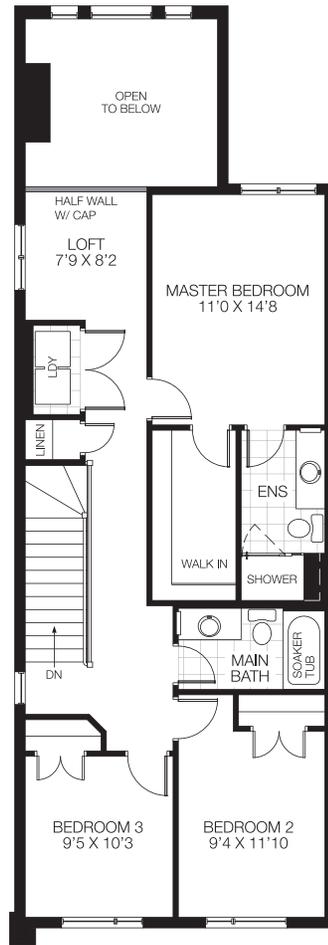


# Edison 2,092 sq.ft. End Unit

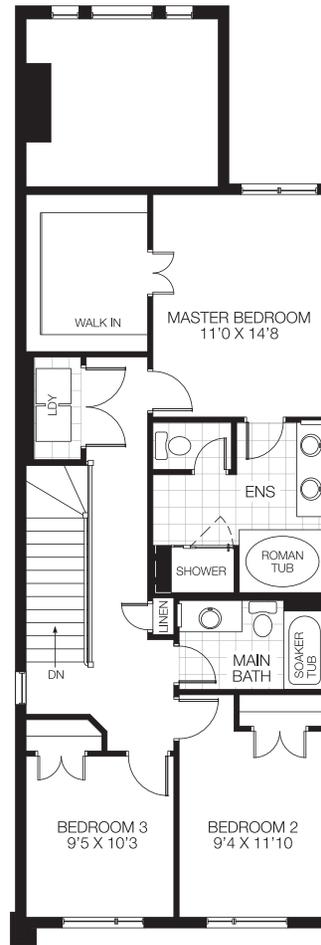


Ground floor

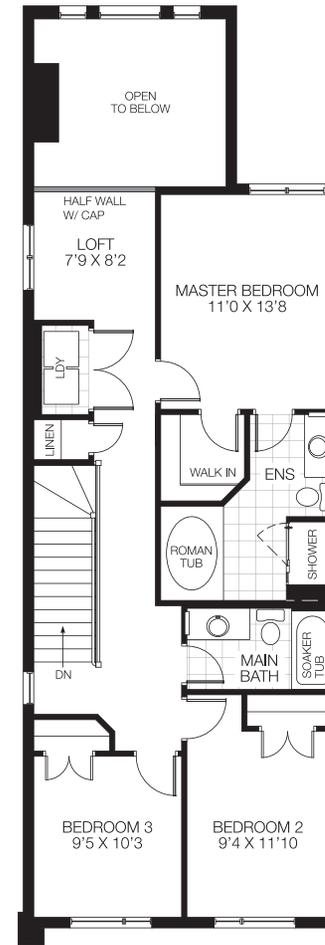
Bulkhead or Drop Ceiling



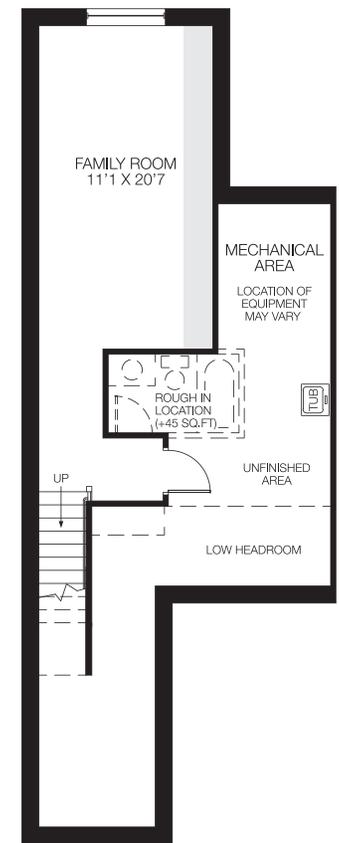
Bedroom floor  
3 bedrooms w/loft



Opt. 1 Bedroom floor  
3 bedrooms w/luxury ensuite



Opt. 2 Bedroom floor  
3 bedrooms w/loft & 4pc ensuite



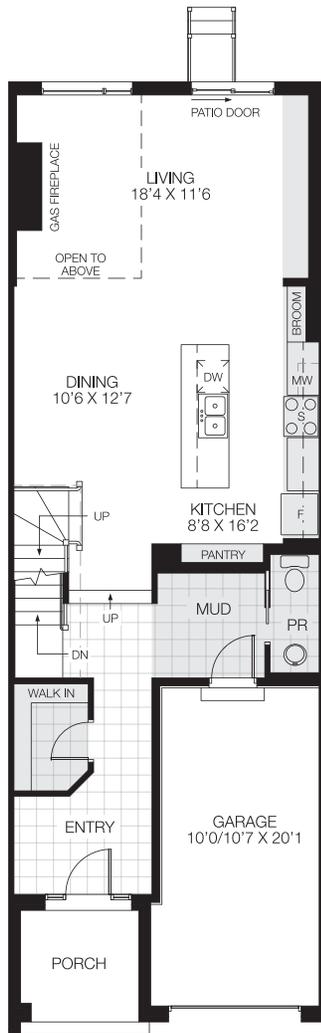
Basement  
Finished area 361 sq.ft.



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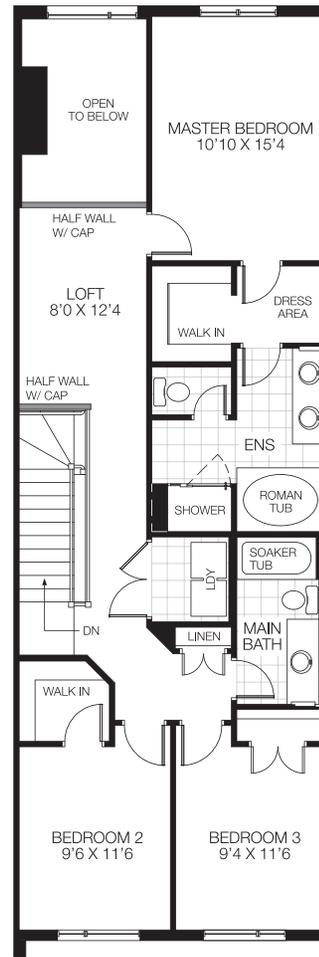


# Hawking 2,336 sq.ft. Interior Unit



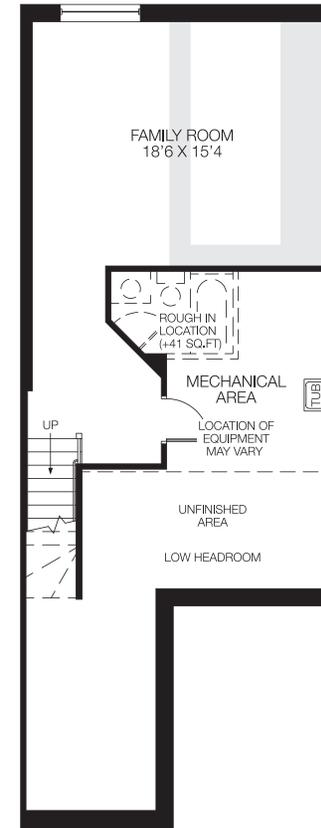
Ground floor

■ Bulkhead or Drop Ceiling



Bedroom floor

3 bedrooms w/luxury ensuite



Basement

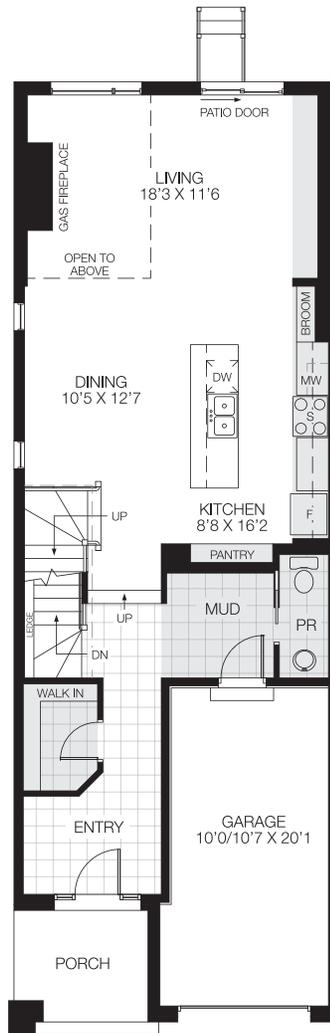
Finished area 425 sq.ft.



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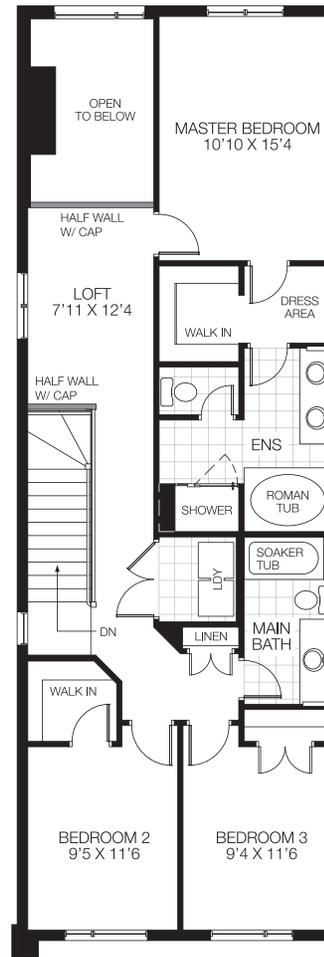


# Hawking 2,336 sq.ft. End Unit



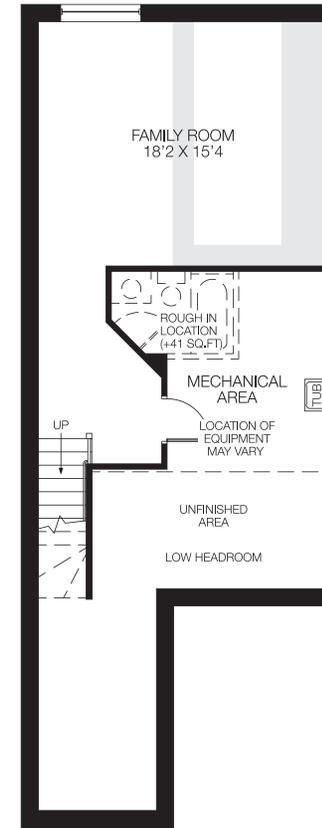
Ground floor

Bulkhead or Drop Ceiling



Bedroom floor

3 bedrooms w/luxury ensuite



Basement

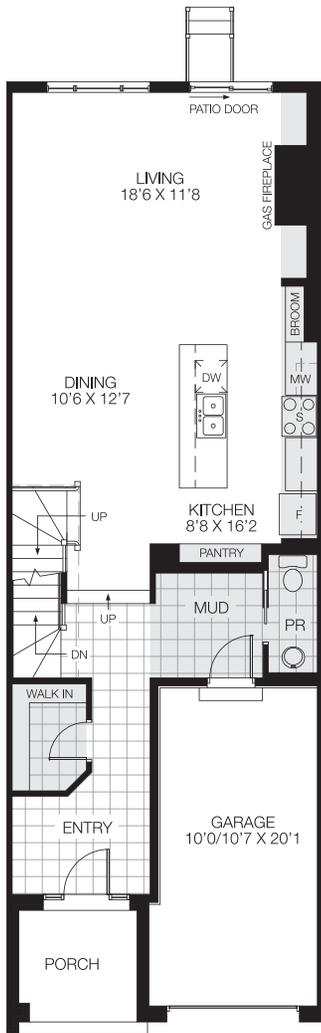
Finished area 425 sq.ft.



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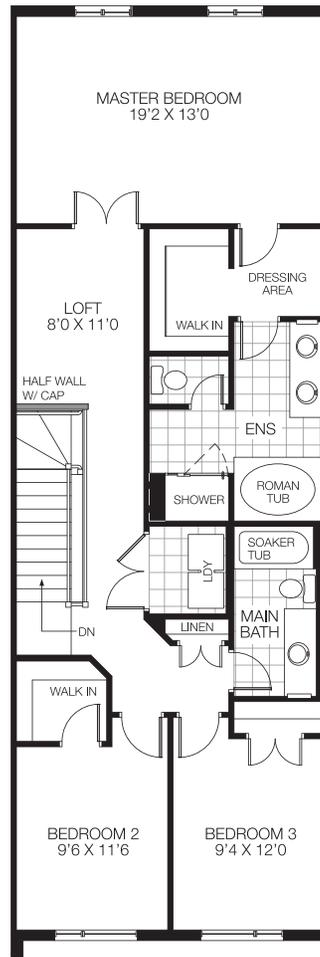


# Hawking II 2,440 sq.ft. Interior Unit



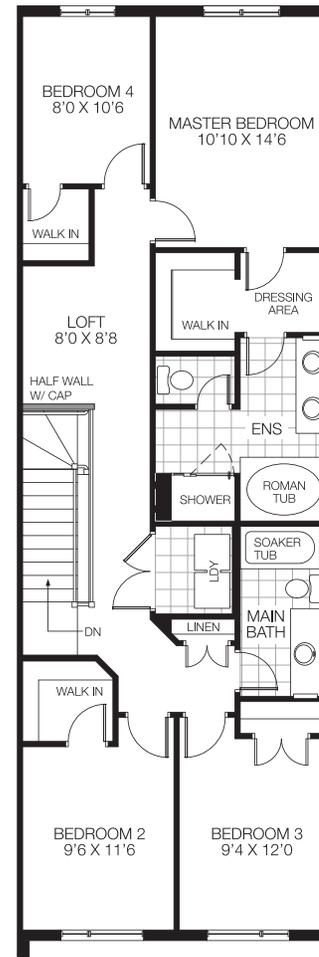
Ground floor

■ Bulkhead or Drop Ceiling



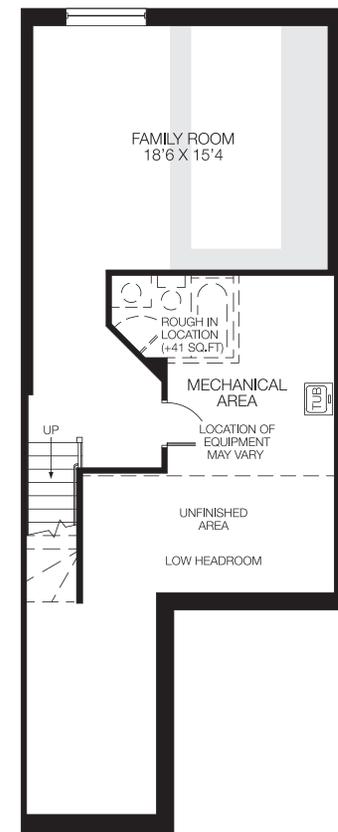
Bedroom floor

3 bedrooms w/luxury master



Opt. 1 Bedroom floor

4 bedrooms



Basement

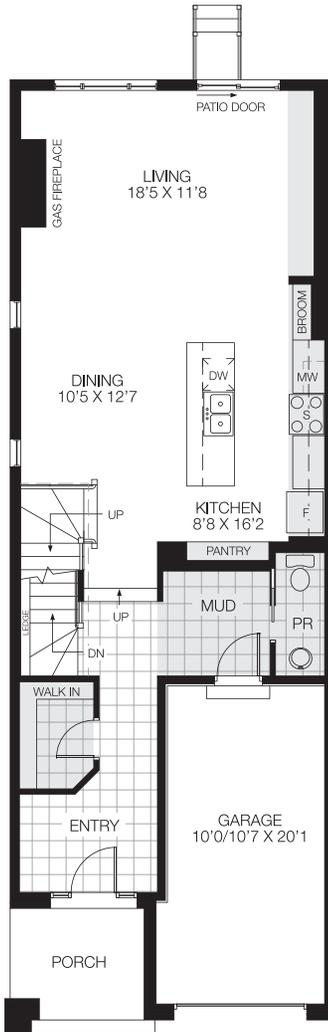
Finished area 425 sq.ft.



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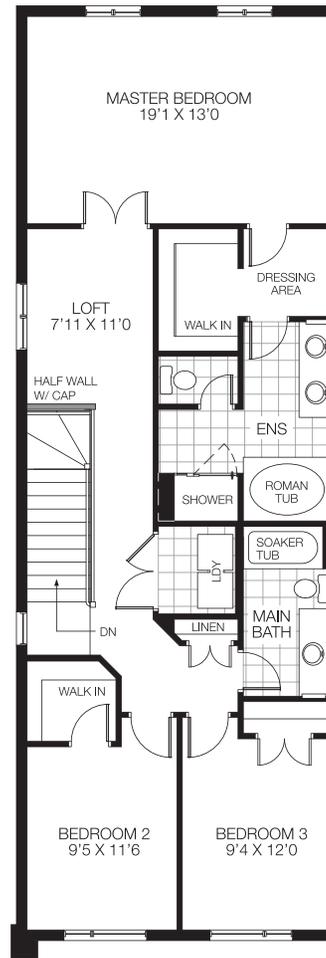


# Hawking II 2,440 sq.ft. End Unit

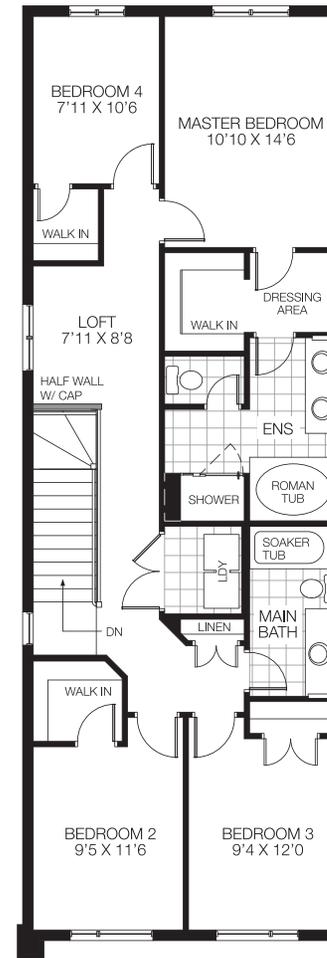


Ground floor

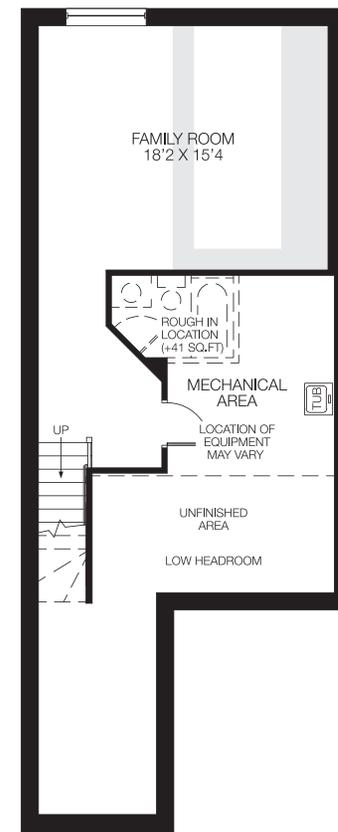
■ Bulkhead or Drop Ceiling



Bedroom floor  
3 bedrooms w/luxury master



Opt. 1 Bedroom floor  
4 bedrooms



Basement  
Finished area 425 sq.ft.



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