

MOVE-IN EARLY 2027

TOWNHOME | Interior Unit

ENDEAVOUR

\$709,646 - 346 Walden Drive



3 BEDROOMS | 2.5 BATHS | 2,055 SQ. FT. | 330 BASEMENT SQ. FT.

HOME HIGHLIGHTS

- Spacious main floor living space with large windows
- Living room, 2-storey ceiling creating a focal point
- Kitchen features
 - Large island
 - Generous storage with 39" uppers and a walk-in pantry
- Primary bedroom features
 - Walk-in closet
 - Ensuite (Bath 1)
- Flexible loft space overlooking the living room
- 2nd floor laundry room
- Bedrooms, generous in size with large windows
- Bright basement with a large window (above grade)

Net-Zero Ready

Urbandale is paving the way to create resilient, comfortable, and low carbon communities in the Capital region. Net Zero Ready homes are optimized with technology that ensures comfort, lower cost of home ownership, exceptional air quality, durability, and helps offset energy costs.

Contact

kanatalakes@urbandale.com



|| Illustrations are artist concepts and should be used as reference only. 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.

Visit our Kanata Lakes Sales Centre, located at 350 Walden Drive

urbandale.com

NET ZERO READY

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FEATURES & FINISHES

\$17K in upgrades including:

Structural/Framing:

- Hardwood staircase (to bedroom floor)
- 3'x5' shower

Kitchen upgrades

- Deeper cabinet above fridge (with side panels)
- Filler boxes on island with furniture kick
- Chimney hood fan
- Granite counters
- Single bowl sink
- Faucet

Bathroom upgrades

- Pedestal sink, faucet and accessories in powder room
- Standard wall tiles in upgraded install in Bath 1 and Bath 2
- Sinks in Bath 1 and Bath 2
- 2-tone cabinets in Bath 1 and Bath 2

Flooring upgrades

- 5" Engineered hardwood on main floor living area and 2nd floor hallway and loft

Other

- Added pot light in mudroom and key less fixtures for future wall sconces

Higher Standards included

All our homes are Energy Star® certified and Net Zero Ready qualified

- 42" wide glass front door
- 3cm quartz in kitchen and bathroom vanities with under mount sinks
- 39" upper cabinets in Kitchen
- Smart home features with programmable thermostat, light switches, and video doorbell
- Large electric built-in fireplace
- Variety of 12"x24" floor tiles and 4"x16" wall tiles with your choice of grout.
- Black metal spindles on our staircases with wood nosing
- Smooth ceilings throughout home
- Finished Games Room in basement



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