

MOVE-IN EARLY 2027

TOWNHOME | End Unit

ATLANTIS II

\$804,336 - 348 Walden Drive



4 BEDROOMS | 2.5 BATHS | 2,433 SQ. FT. | 413 BASEMENT SQ. FT.

HOME HIGHLIGHTS

- Welcoming entry area with walk-in closet and separate mudroom
- Spacious main floor living space with 2-storey ceiling and large windows creating a focal point
- Kitchen features
 - Large island
 - Generous storage with 39" uppers
- Primary bedroom features
 - Walk-in closet
 - Ensuite (Bath 1)
- Flexible loft space
- 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 Taron 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

\$23K in upgrades including:

Structural/Framing:

- Optional bedroom floor layout
- Hardwood staircase (to bedroom floor)
- 3'x4' shower with glass wall separating the tub

Kitchen upgrades

- Added drawers
- Deeper cabinet above fridge (with side panel)
- Chimney hood fan
- Back splash tiles
- Double bowl sink

Bathroom upgrades

- Vanity drawers in Bath 1 and Bath 2
- Quartz in Bath 1

Flooring upgrades

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

Other

- Interior doors
- Added pot light in mudroom and living room

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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