

MOVE-IN-READY

TOWNHOME | End Unit

Hawking II

\$632,655 | 350 - Whitham Crescent



4 BEDROOMS | 2.5 BATHS | 2,440 SQ FT | 425 BASEMENT SQ. FT.

HOME HIGHLIGHTS

- End Unit
- Welcoming entry area with walk-in closet and separate mudroom
- Spacious main floor living space with fireplace and large windows
- Kitchen features
 - Large island
 - Generous storage with 39" uppers
- Primary bedroom features
 - Walk-in closet
 - Ensuite (Bath I)
- Flexible loft space
- 2nd floor laundry room
- Bedrooms, generous in size with large windows
- Bright basement with a large window

ENERGY STAR® Certified

Built for proven energy efficiency, Energy Star® Certified is an independently verified certification representing a higher standard in energy-efficient construction. Each is designed as a "whole-house" and tested to meet stricter standards for energy efficiency and overall building performance. The result is simple. Lower monthly energy costs. More consistent temperatures throughout the home. Quieter, more comfortable interior. Better year-round comfort.

Contact

Morgan Patmore | Sales Consultant
thecreek@urbandale.com
613-808-7434



|| 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 sales centre in The Creek

urbandale.com

ENERGY STAR® CERTIFIED

TOWNHOME | END UNIT

HAWKING II

FEATURES & FINISHES

\$15K in upgrades including:

Structural/Framing:

- Optional bedroom floor layout
- Hardwood staircase (to bedroom floor)
- 3'x5' shower with glass wall separating the tub
- Deletion of medicine cabinets in bathrooms

Kitchen upgrades

- 2-tone kitchen
- Chimney hood fan
- Backsplash tiles
- Single bowl sink
- Keyless light fixtures above island
- Microwave moved to island

Bathroom upgrades

- Sinks in Bath 1 and Bath 2
- Pedestal sink

Flooring upgrades

- 5" Engineered hardwood on main floor living area

Other

- Interior doors
- Added pot lights in living room area

Higher Standards included

- 3cm quartz in kitchen and bathroom vanities with undermount sinks
- 39" upper cabinets in Kitchen
- Smart home features with programmable thermostat, light switches, and video doorbell
- Gas built-in fireplace
- Variety of 12"x24" floor tiles and 4"x16" wall tiles with your choice of grout.
- Smooth ceilings throughout home



|| 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 sales centre in The Creek

urbandale.com