QUICK OCCUPANCY IN 2026

44' SINGLE | Pacific | **PENTICTON MODEL HOME**

$1,261,900 - 412 Mango Street



4 BEDROOMS | 3.5 BATHS | 3,140 SQ. FT. | BASEMENT 511 SQ. FT.

HOME HIGHLIGHTS

- Corner lot with brick detail
- A professionally curated home, with a thoughtfully selected palette of finishes, fixtures and materials.
- Spacious main floor living space with Den, 2-storey fireplace and large windows ceiling creating a focal point
- Kitchen features
  - Custom built bench
  - Walk-in pantry
- Primary bedroom features
  - Walk-in closet
  - Ensuite (Bath 1)
- 2nd floor laundry room
- Bedrooms, with large windows

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

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Urbandale construction

Il 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.

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FEATURES & FINISHES- 412 MANGO STREET

$92K in upgrades including:

Structural/Framing:
- Hardwood staircase with white risers (to bedroom floor and basement)
- 8' doors on main floor (where applicable)
- 3' x 5' dual threshold shower in Bath 1
- 3' x 5' shower in Bath 3
- Plumbing in laundry room for sink, faucet and added cabinets

Kitchen upgrades
- Backsplash tile
- Quartz counters
- Double bowl sink and kitchen faucet
- Floating wall shelves
- Built-in hood fan and box
- Cabinetry finishes and hardware
- Added drawers
- Increased cabinetry height to bulkhead with filler
- Microwave moved to island
- Custom bench

Bathroom upgrades
- Quartz counters in Bath 1 and Bath 3
- Vanity cabinetry profile in Bath 1
- Floor tiles and wall tiles in Bath 1, Bath 2 and Bath 3
- Plumbing fixtures and bath accessories in Bath 1
- Sink and shower head in Bath 3

Flooring upgrades
- Engineered hardwood on main floor living area and 2nd floor hallway with floor vents
- Carpet and under pad

Other
- Added pot lights in kitchen and great room
- Added conduit and outlet for tv over fireplace
- Custom closet in primary bedroom
- Interior doors

Model home specific inclusions:
- Appliances
- Window coverings
- Attached light fixtures (hardwired)
- Bathroom mirrors

Higher Standards included:
All our homes are Energy Star® certified and Net Zero Ready qualified

- 42" glass front door
- 9' ceiling heights on the ground floor
- Smooth ceilings throughout home
- 3cm quartz in kitchen and bathroom vanities with undermount sinks
- Smart home features with programmable thermostat, light switches, and video doorbell
- 5kW solar panel package
- LED pot lights in hallways, kitchen, and all showers & soaker tubs
- Linear gas built-in fireplace
- Freestanding tub
- 12"x24" floor tiles and 4"x16" wall tiles.
- Black metal spindles on staircases with wood nosing
- Finished games room in basement
- 3-piece basement bathroom rough-in

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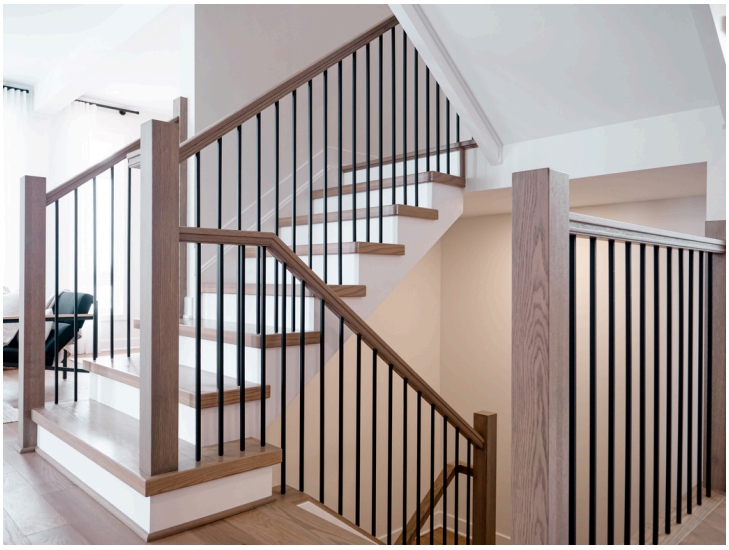
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