MOVE-IN READY

35' SINGLE | Horizon | **CLAREMONT**

$1,241,900 - 300 Athabasca Heights



4 BEDROOMS | 2.5 BATHS | 2,742 SQ. FT. | 625 BASEMENT SQ. FT.

HOME HIGHLIGHTS

- Desirable corner lot with premium rear exposure, featuring a stone wall backdrop and no rear neighbours
- Welcoming entrance with a large separate mudroom
- Spacious main floor living space with fireplace and large windows
- Hardwood staircase to the 2nd floor
- Kitchen features
  - Large island
  - Custom walk-in pantry
- Flexible main floor den
- 2nd floor laundry room
- Generous size bedrooms, each with a walk-in closet
- Primary ensuite
  - Freestanding tub
  - Double sink vanity

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.

Visit our Kanata Lakes Sales Centre, located at 1200 Tamworth Lane urbandale.com

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FEATURES & FINISHES

$39K in upgrades including:

Structural/Framing

- 3' x 5' dual threshold shower
- Wood staircase to basement
- Plumbing rough-in for future sink in Laundry Room

Kitchen upgrades

- Backsplash tile, including pantry
- Quartz counter, including pantry
- Single bowl sink
- Faucet
- Cabinet box-style hood with insert fan
- Cabinetry finish
- Added pot & pan drawers
- Increased cabinetry height to bulkhead with filler
- Added columns on island
- Customized cabinetry in walk-in pantry with serving area & space for 18" wine fridge

Bathroom upgrades

- Pedestal Sink
- Sinks in Bath 1 and Bath 2
- Shower tiles in Bath 1

Flooring

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

Other

- Interior doors
- Added pot lights in great room
- Added conduit and outlet for TV over fireplace

Higher Standards included

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

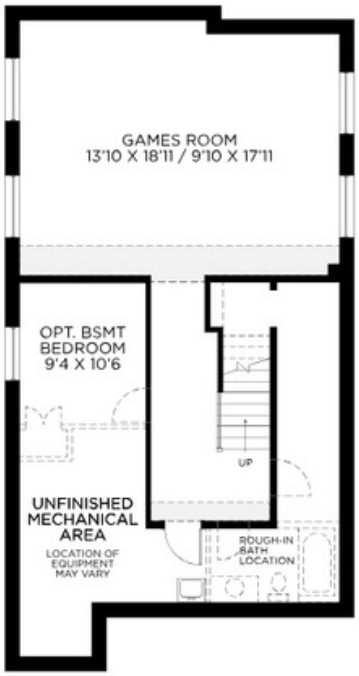
- 42" wide glass front door
- 3cm quartz in kitchen and bathroom vanities with undermount sinks
- Freestanding Tub
- Smart home features with programmable thermostat, light switches, and video doorbell
- 5kW solar panel package
- Large gas built-in fireplace
- Wood staircase to bedroom level
- Black metal spindles on our staircases with wood nosing
- 12"x24" floor tiles and 4"x16" wall tiles
- Smooth ceilings throughout home
- Finished Games Room in basement

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BASEMENT FINISHED AREA



GROUND FLOOR



BEDROOM FLOOR

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