MOVE-IN WINTER 2027

35' SINGLE | Pacific | **SILVERTON**

$1,072,900 - 1149 Kitigan Grove



4 BEDROOMS | 2.5 BATHS | 2,395 SQ. FT. | 460 BASEMENT SQ. FT.

HOME HIGHLIGHTS

- Desirable walk-out premium lot, creating a light-filled finished basement with large games room
- Spacious main floor living space with fireplace and large windows
- Kitchen features
  - Large island
  - Spacious walk-in pantry
- Flexible main floor den
- Hardwood staircase to the 2nd floor
- 2nd floor laundry room
- Bedrooms with large windows
- Primary bedroom features
  - Ensuite (Bath 1) with 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

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

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FEATURES & FINISHES

$17K in upgrades including:

Structural/Framing
- Upgraded rear elevation
- 3' x 5' dual threshold shower

Kitchen upgrades
- Backsplash tile
- Quartz counter
- Double bowl sink
- Faucet
- Cabinet box-style hood with insert fan
- Cabinetry finish
- Added pot & pan drawers
- Microwave moved to island

Bathroom upgrades
- Pedestal Sink in Powder Room
- Sinks in Bath 1 and Bath 2
- Quartz in Bath 1 and Bath 2
- Roman Tub faucet in Bath 1
- Shower tiles in Bath 1

Flooring
- Engineered hardwood on the main floor and 2nd-floor hallway
- Floor tiles in Powder Room

Other
- Interior Doors

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
- 12"x24" floor tiles and 4"x16" wall tiles
- Black metal spindles on our staircases with wood nosing
- Smooth ceilings throughout home
- Finished Games Room in basement
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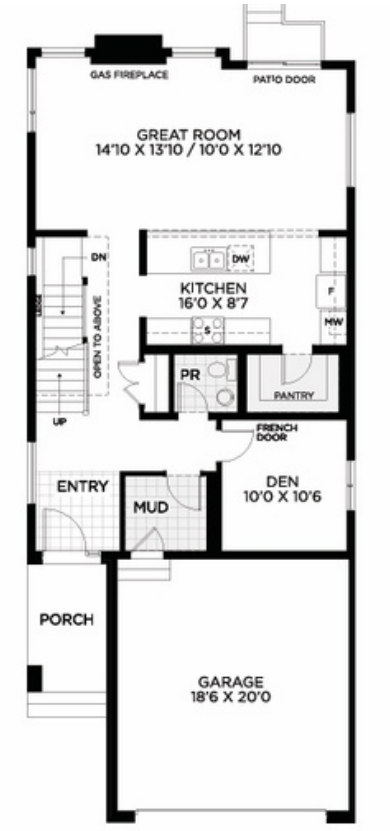
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BASEMENT FINISHED AREA



GROUND FLOOR



BEDROOM FLOOR

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