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🕒 QUICK POSSESSION

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MODERN PRAIRIE S3

**BIRCH**  
(PAIRED HOME)

SHAWNEE PARK  
413 SHAWNEE TERRACE

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**2,017** SQ  
FT

LOW-MAINTENANCE,  
FULL-YARD  
LANDSCAPING

QUARTZ  
COUNTERTOPS  
THROUGHOUT

PREMIUM  
INTERIOR  
FINISHES



SHAWNEE PARK

2,017 SQ FT | 3 BED | 2.5 BATH

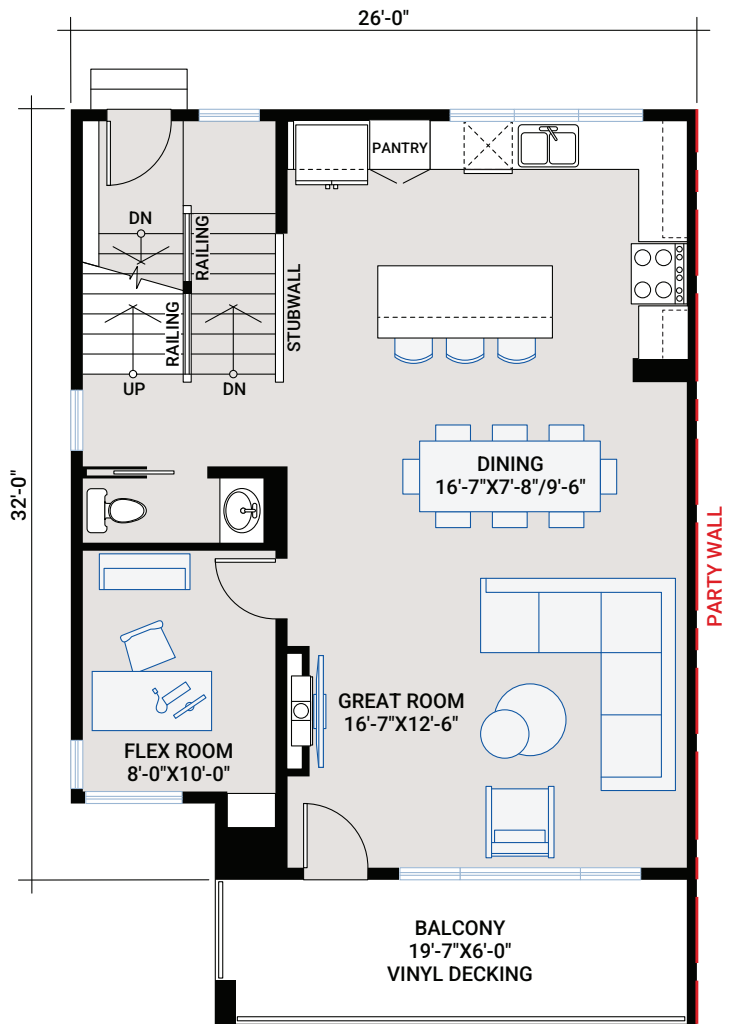
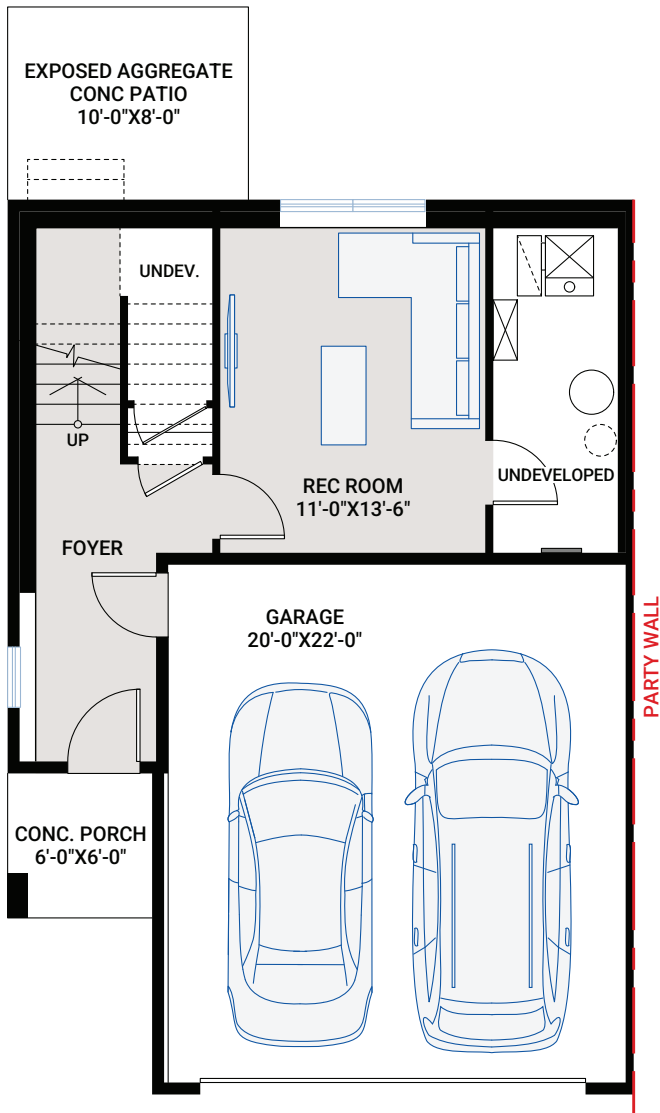
**CARDEL**  
HOMES

# FIRST FLOOR

364 SQ FT

# SECOND FLOOR

813 SQ FT



SHAWNEE PARK

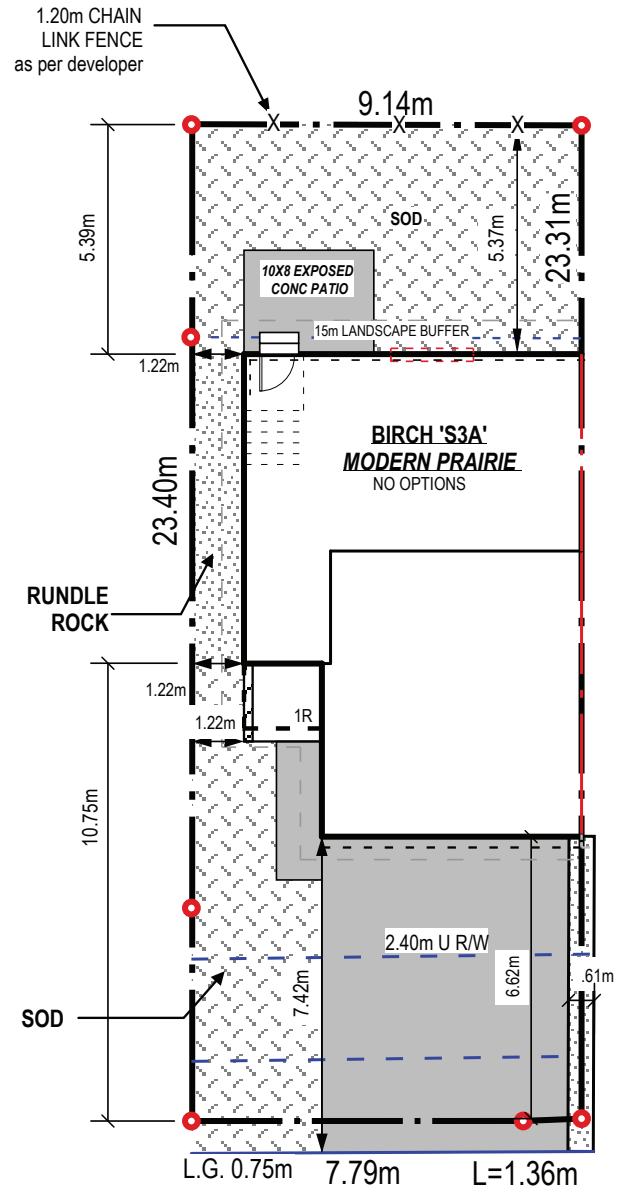
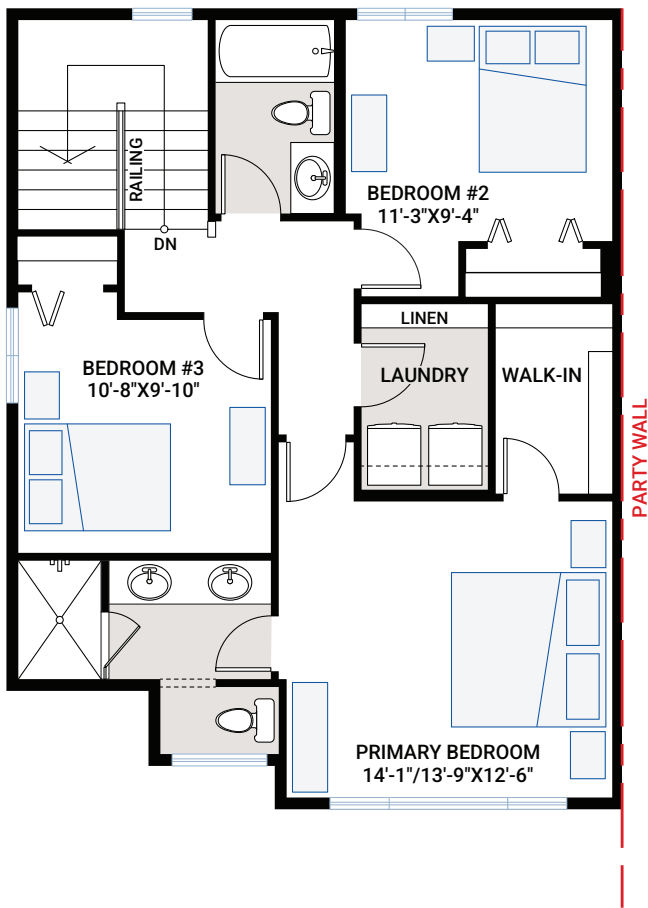
2,017 SQ FT | 3 BED | 2.5 BATH

CARDEL  
HOMES

# THIRD FLOOR

840 SQ FT

# PLOT PLAN



SHAWNEE TERRACE SW



SHAWNEE PARK

THE BIRCH

**CARDEL**  
HOMES

## INCLUDED FEATURES

- Premium architecture with Hardie siding, stone and black windows
- Low-maintenance, full-yard landscaping
- Rough-in for an air conditioner
- Front balcony with railing off second floor
- 10' x 8' rear exposed aggregate concrete patio
- 9' ceiling on second and third floor
- 9' ceiling in entry and first floor
- Developed rec room on first floor
- 8' doors throughout main floor
- Second floor flex room with corner window
- Gas fireplace in great room
- LVP flooring in first floor foyer, rec room, stairs from first to second floor and throughout second floor
- Tile flooring in bathrooms and laundry
- Custom Zona Vita cabinetry package including:
  - Soft close hardware
  - Modular metal Merivobox drawer system
  - Under cabinet lighting
- Stainless steel appliances including:
  - Samsung gas range
  - Samsung 36" wide refrigerator with water and ice dispenser
  - Upgraded 30" Aura Lucca wall-mount chimney hood fan
  - Samsung dishwasher
  - Built-in Whirlpool microwave
- Quartz countertops throughout
- Moen Align fixtures
- 8' wide kitchen window
- Upgraded Blanco double-bowl Silgranit sink in soft white
- Wall tile package
- Primary ensuite with tiled shower
- Dual sinks in ensuite
- Moen plumbing faucets and fixtures throughout in brushed nickel
- Samsung front load washer and dryer
- Heat recovery ventilation system
- Cardel's premium spray foam attic insulation assembly
- Radon gas control: level 3 (active) radon mitigation system with inline fan
- 30-year shingles

### INTERIOR COLOUR PALETTE

