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# 🕒 QUICK POSSESSION

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URBAN MOUNTAIN S2

*\* Artistic representation only. Actual colours and finishes may vary.*

**BIRCH**  
(PREMIUM PAIRED HOME)

**SHAWNEE PARK**  
417 SHAWNEE TERRACE SW

**2,017** SQ  
FT

**PREMIUM  
INTERIOR  
FINISHES**

**LARGE FRONT  
BALCONY**

**LOW-MAINTENANCE,  
FULL-YARD  
LANDSCAPING**



SHAWNEE PARK

2,017 SQ FT | 3 BED | 2.5 BATH

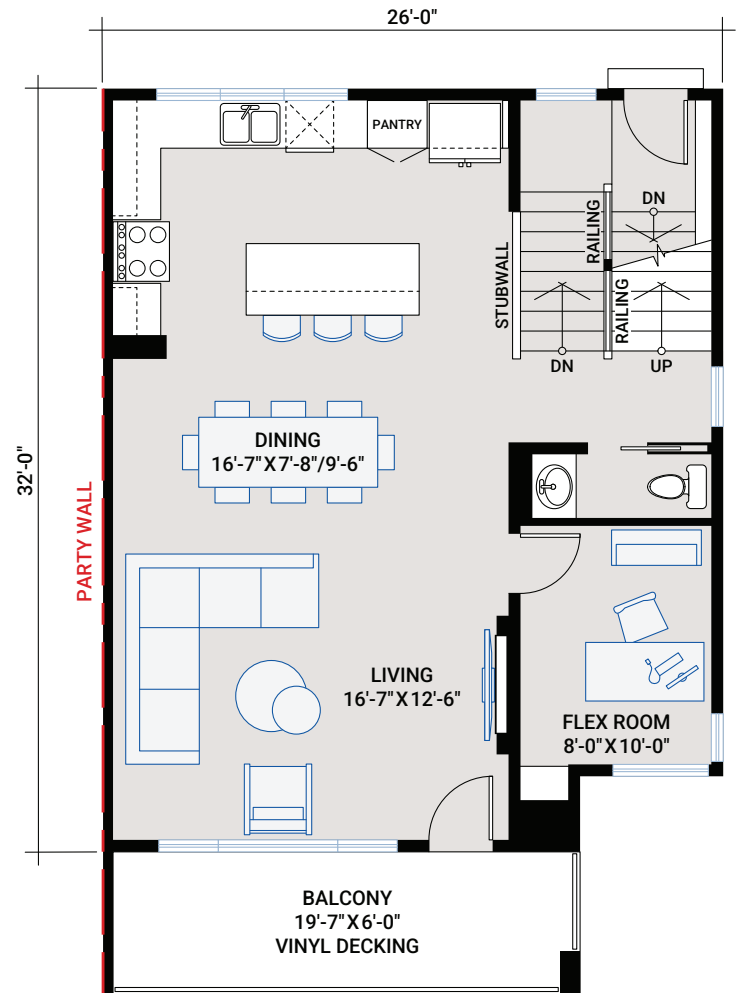
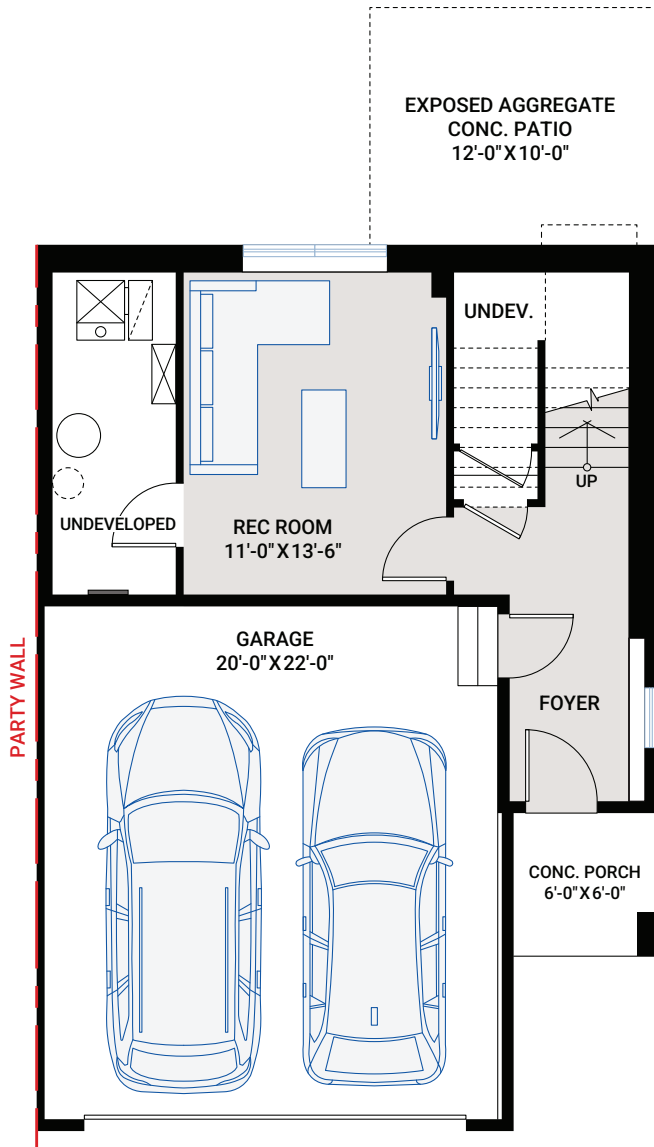
**CARDEL**  
HOMES

# FIRST FLOOR

364 SQ FT

# SECOND FLOOR

813 SQ FT



SHAWNEE PARK

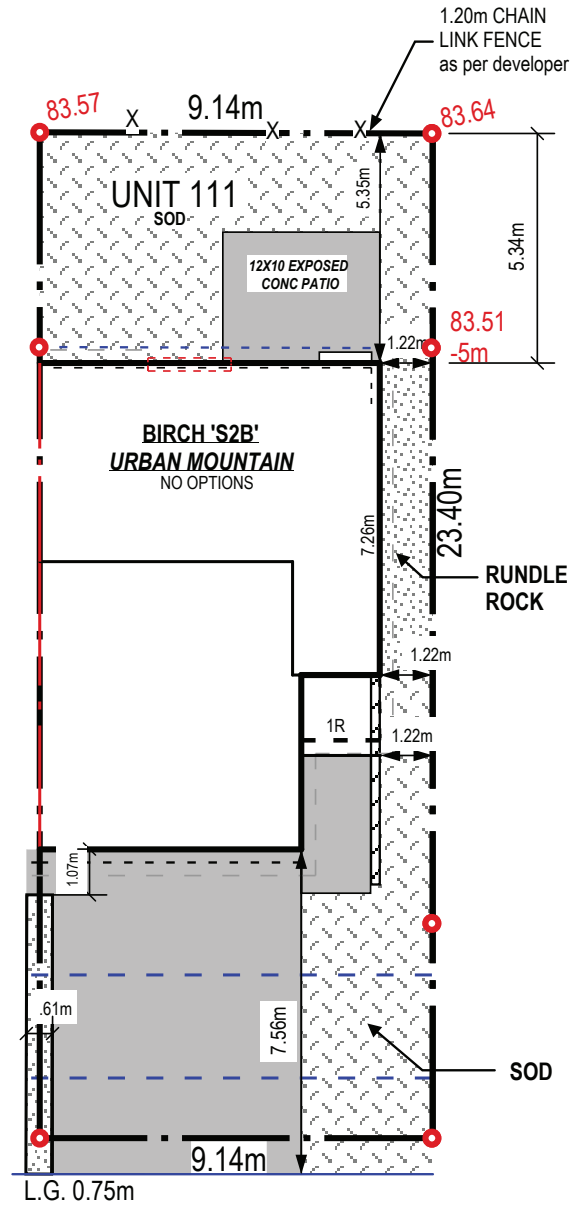
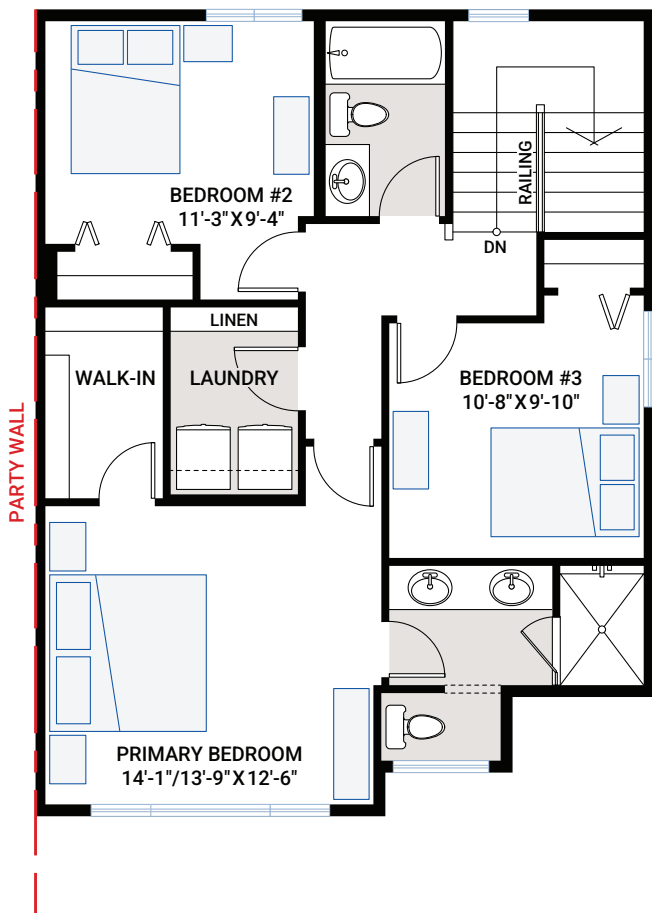
2,017 SQ FT | 3 BED | 2.5 BATH

CARDEL  
HOMES

THIRD FLOOR

PLOT PLAN

840 SQ FT



SHAWNEE TERRACE SW



SHAWNEE PARK

THE BIRCH

CARDEL  
HOMES

## OUTSTANDING FEATURES

- Premium architecture with Hardie siding, stone and black windows
- Low-maintenance, full-yard landscaping
- Air conditioner rough-in
- Front balcony with railing off second floor
- 12' x 10' rear exposed aggregate concrete patio
- 9' ceiling on second floor
- 9' basement foundation walls
- Developed rec room on first floor
- 8' doors on second floor
- Second floor flex room with corner window
- Electric fireplace in great room
- LVP flooring in first floor rec room, stairs from first to second floor and throughout second floor
- Tile flooring with in-floor heat in foyer
- Tile flooring in bathrooms and laundry
- Upgraded carpet on stairs from second to third floor and throughout third floor
- 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
- 8' wide kitchen window
- Upgraded Blanco double-bowl Silgranit sink in coal black
- Wall tile package
- Primary ensuite with tiled shower and custom ledge detail
- Dual sinks in ensuite
- Delta Trinsic plumbing faucets and fixtures throughout in matte black
- 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
- Fusion Series, black vinyl exterior, maintenance-free, high-performance, triple-glazed windows

### INTERIOR COLOUR PALETTE

