
🕒 QUICK POSSESSION



MODERN PRAIRIE S3

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

BIRCH
(PREMIUM PAIRED HOME)

SHAWNEE PARK
425 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

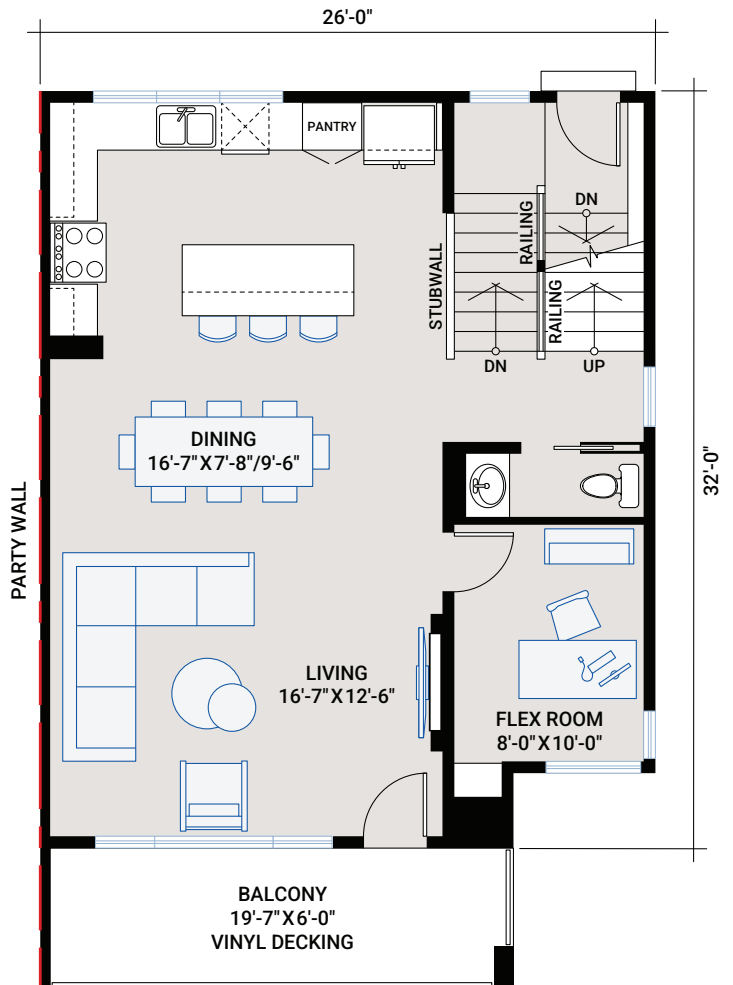
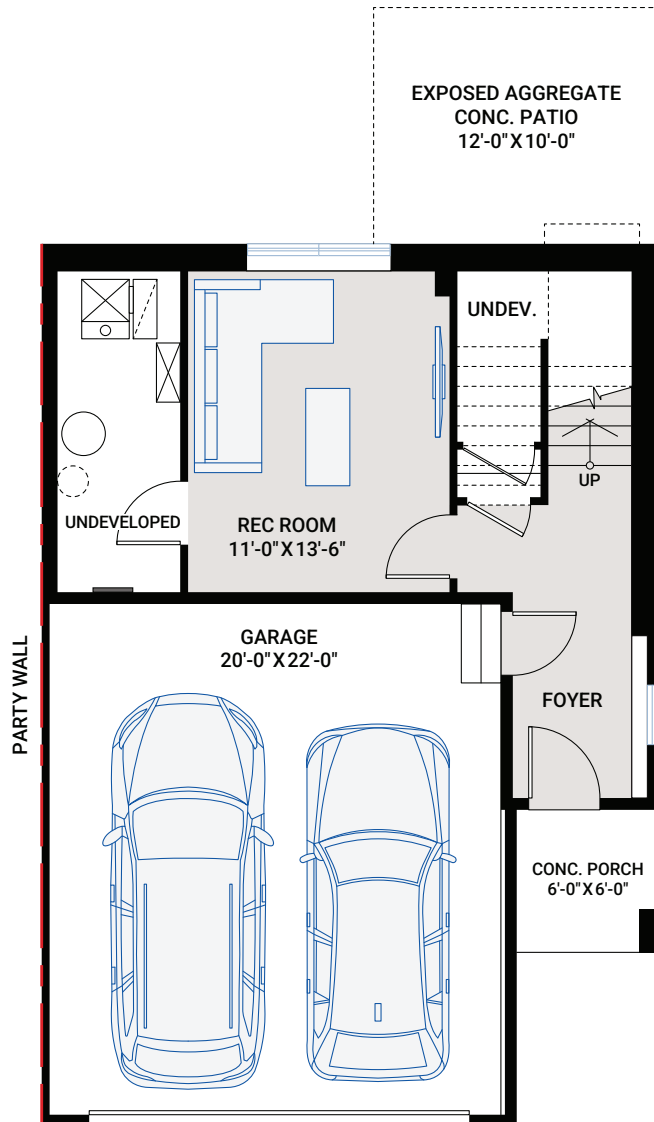
CARDEL
HOMES

FIRST FLOOR

364 SQ FT

SECOND FLOOR

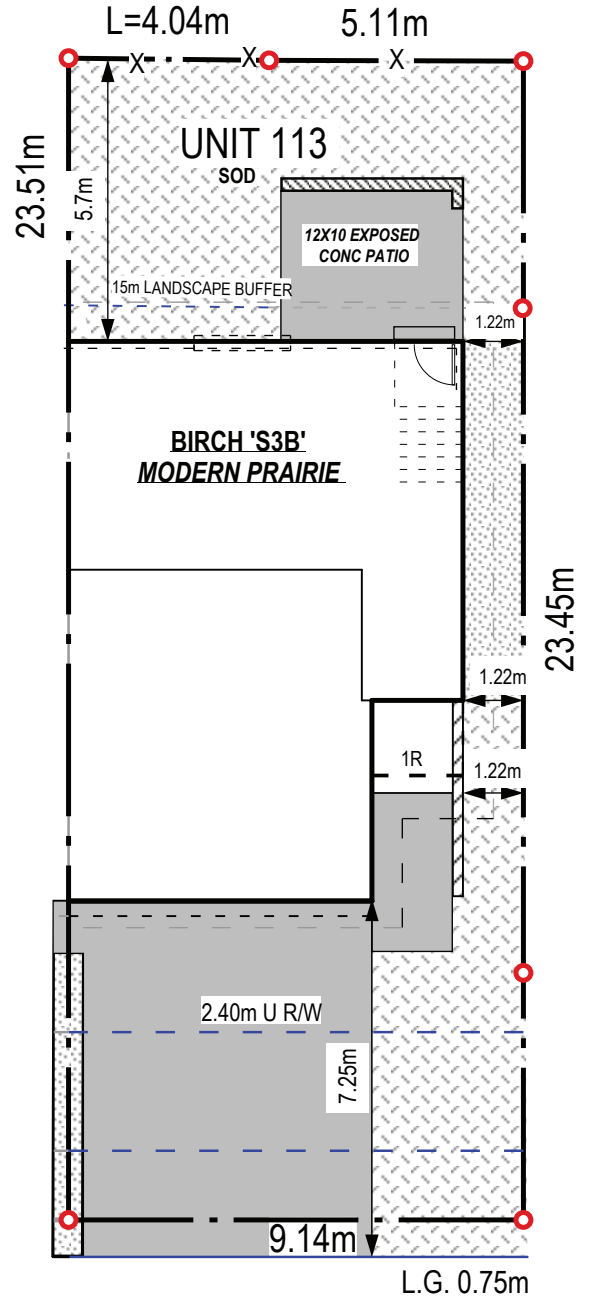
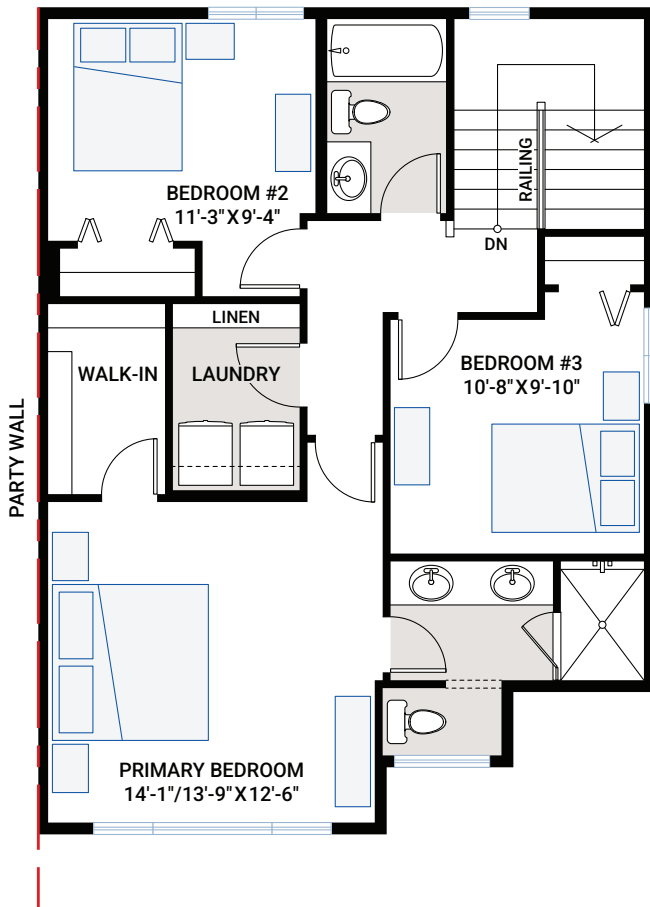
813 SQ FT



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 wall
- 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" 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 soft white
- Wall tile package
- Primary ensuite with tiled shower and custom ledge detail
- Dual sinks in ensuite
- Moen Align 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
- Fusion Series, black vinyl exterior, maintenance-free, high-performance, triple-glazed windows

INTERIOR COLOUR PALETTE

