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# 🕒 QUICK POSSESSION

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MODERN FARMHOUSE AP1

SUMMIT

SHAWNEE PARK  
430 SHAWNEE TERRACE SW

**2,822** SQ  
FT

BACKING ONTO  
GREENSPACE

TANDEM  
GARAGE

PREMIUM  
INTERIOR FINISHES



SHAWNEE PARK

2,822 SQ FT | 4 BED | 3.5 BATH  
+ 1,037 SQ FT BASEMENT

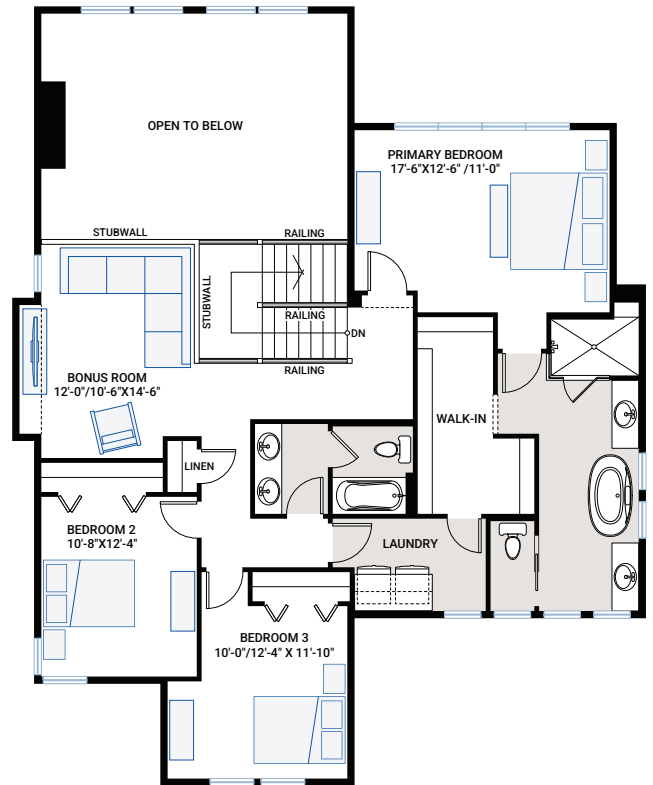
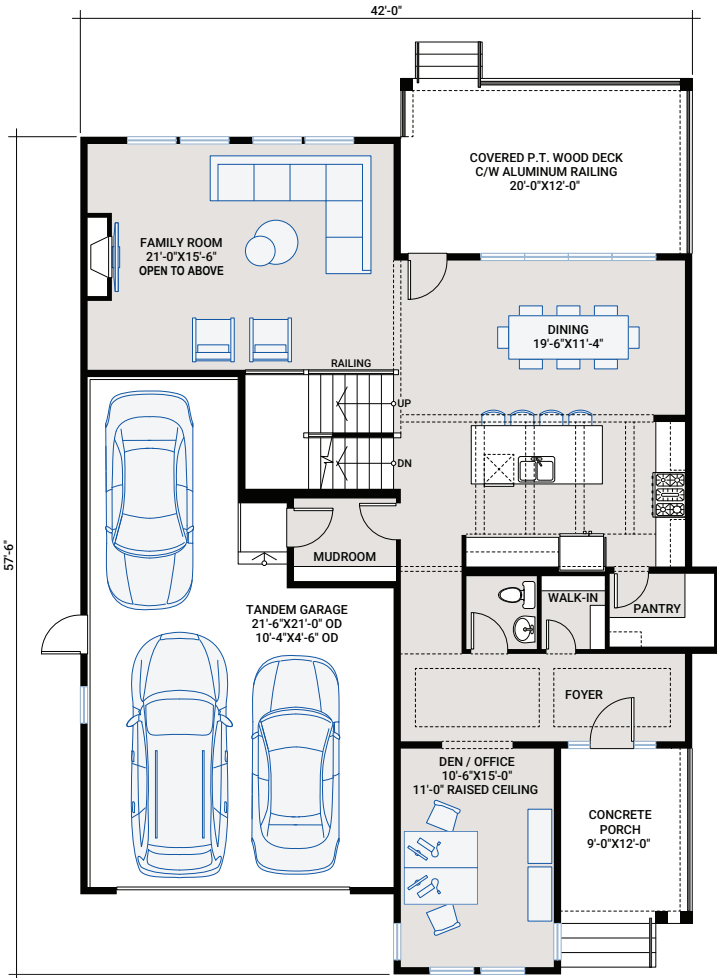
**CARDEL**  
HOMES

# MAIN FLOOR

1,382 SQ FT

# UPPER FLOOR

1,440 SQ FT



SHAWNEE PARK

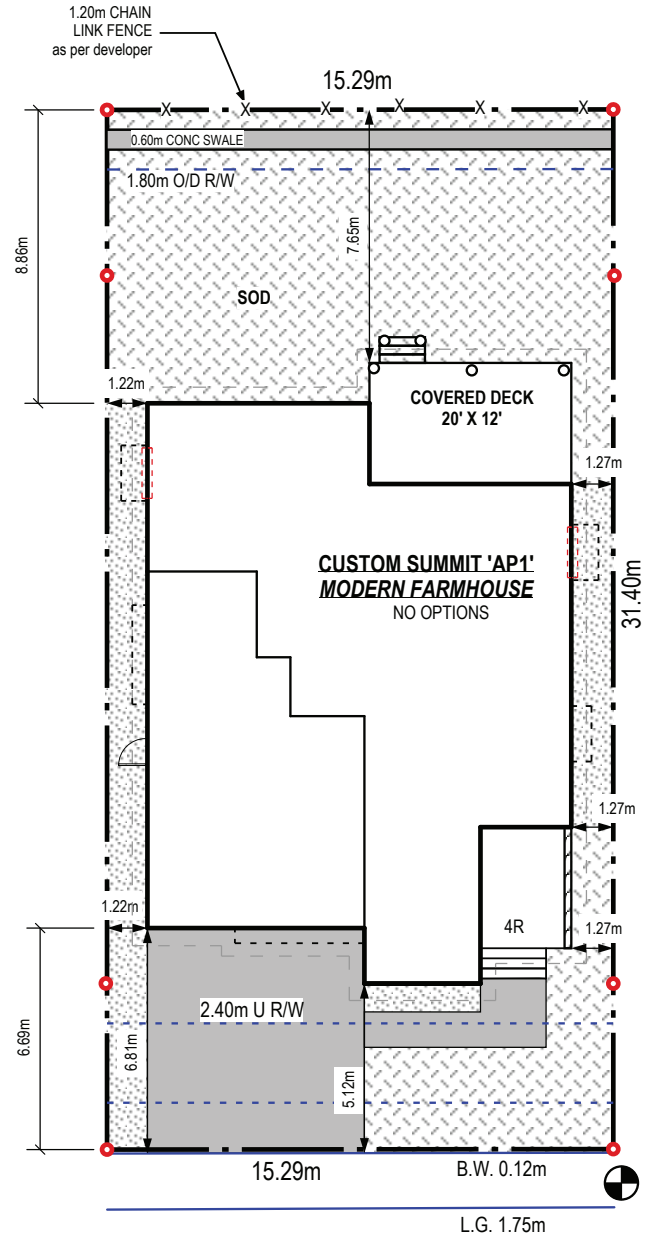
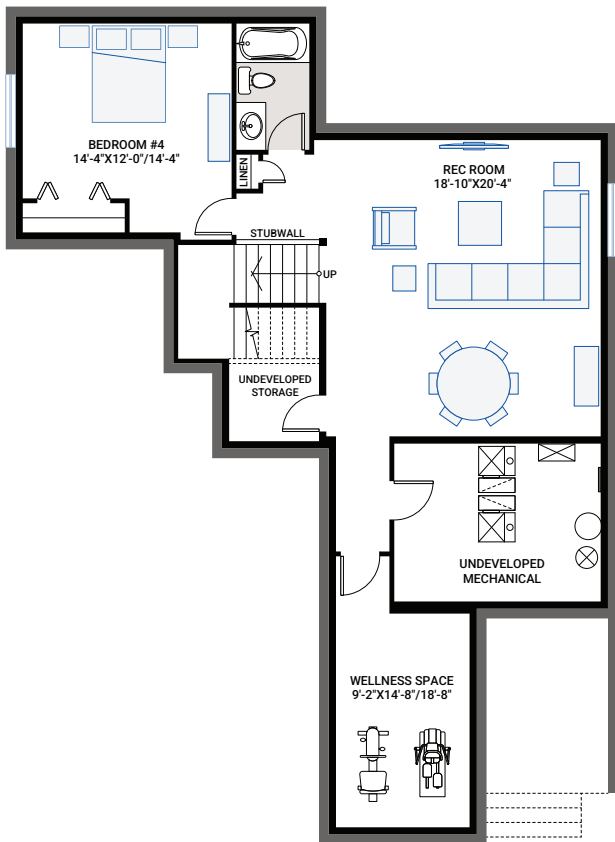
2,822 SQ FT | 4 BED | 3.5 BATH  
+ 1,037 SQ FT BASEMENT

**CARDEL**  
HOMES

# BASEMENT

1,037 SQ FT

# PLOT PLAN



SHAWNEE TERRACE SW



SHAWNEE PARK

THE SUMMIT

**CARDEL**  
HOMES

## INCLUDED FEATURES

- Backing onto park and greenspace
- Tandem garage
- 9' ceilings on main and upper floor
- Main floor den with large windows
- Wood beams in kitchen
- Custom cabinetry package including:
  - Soft close hardware
  - Dovetail drawer construction
- Open to above family room with gas fireplace
- Covered rear deck
- Primary ensuite with:
  - Large tiled shower
  - Stand alone tub
  - Two ensuite sinks
- Basement development with:
  - Wellness space
  - Rec room
  - Bedroom
  - Full bathroom
- Stainless steel appliances including:
  - Fulgar – Sofia 36" professional gas range
  - Upgraded Samsung counter-depth refrigerator with water and ice dispenser
  - Upgraded 36" Zephyr – Savona wall-mount chimney hood fan
  - Samsung dishwasher
- Quartz countertops throughout
- Upgraded stained Oak window casing throughout
- Upgraded hardwood flooring throughout main floor
- Upgraded carpet throughout bedrooms and developed basement
- Upgraded railing throughout
- Upgraded lighting package
- Upgraded Franke – Maris double bowl sink in Champagne
- Upgraded wall and floor tile package
- Upgraded 2-zone heating system
- Moen plumbing faucets and fixtures throughout
- 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
- Rough-in gas line to kitchen stove and deck
- 30-year shingles

### INTERIOR COLOUR PALETTE

