
THE BIRCH (SEMI)



URBAN MOUNTAIN S2



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MODERN PRAIRIE S3



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SHAWNEE PARK

1,860 SQ FT | 3 BED | 2.5 BATH

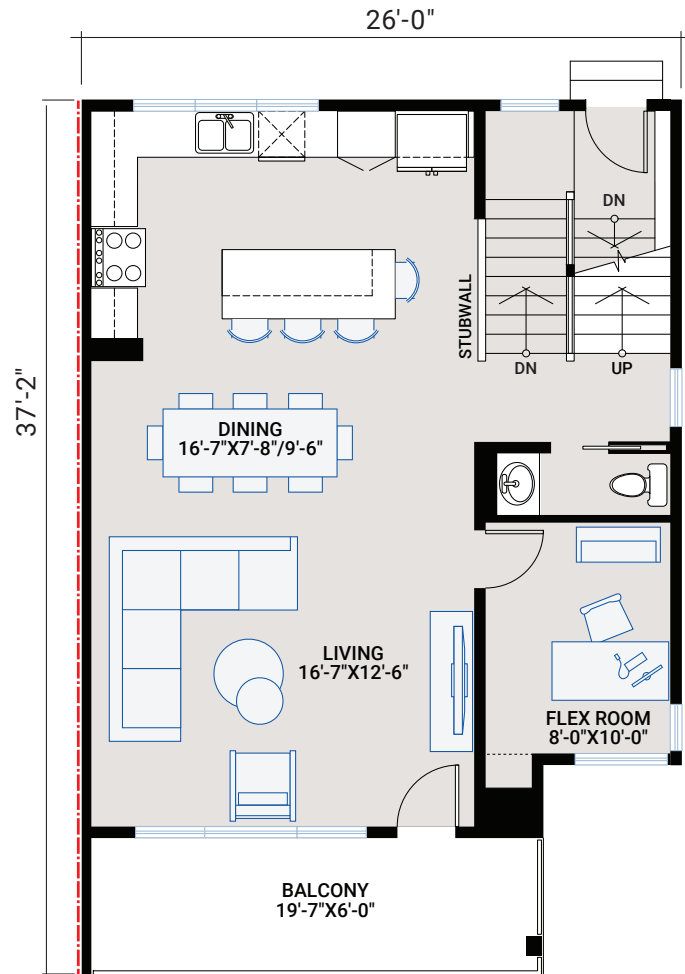
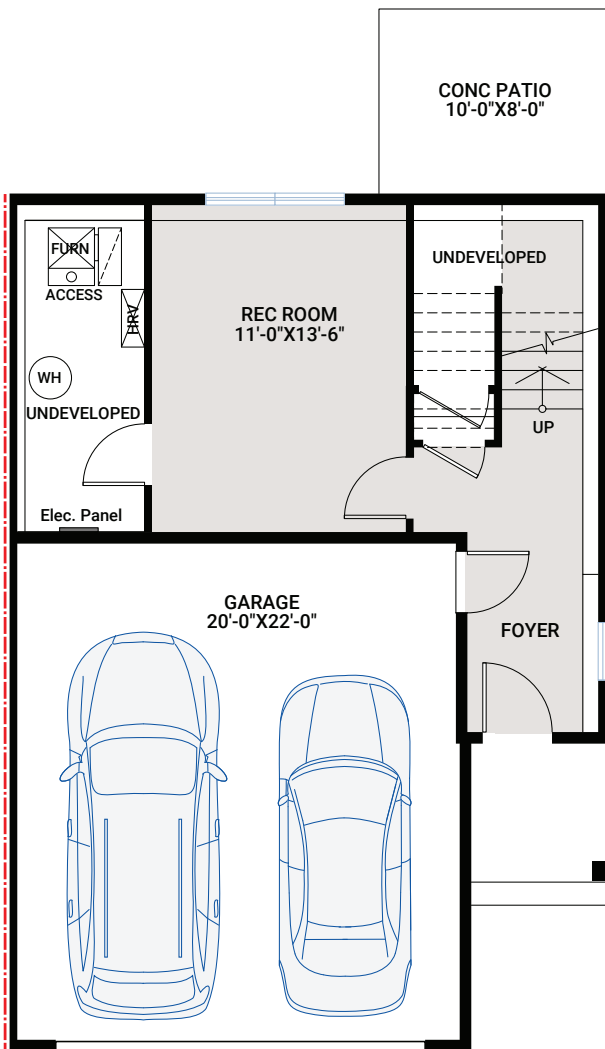
CARDEL
HOMES

FIRST FLOOR

192 SQ FT

SECOND FLOOR

813 SQ FT



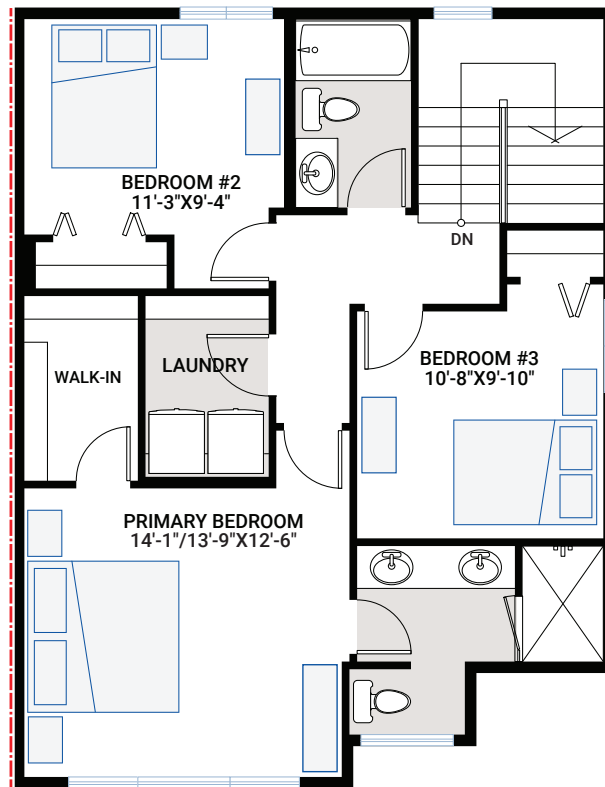
SHAWNEE PARK

1,860 SQ FT | 3 BED | 2.5 BATH

CARDEL
HOMES

THIRD FLOOR

855 SQ FT



SHAWNEE PARK

THE BIRCH

CARDEL
HOMES

STREETSCAPE



PHASE 10



FEATURES

- Premium architecture with Hardie siding, stone and black windows
- Low-maintenance full-yard landscaping
- Front balcony with railing off second floor
- 10' X 8' rear exposed aggregate concrete patio
- 9' main and second floor ceiling
- 9' entry and first floor ceiling
- First floor developed rec room
- Second floor flex room with corner window
- LVP flooring: main floor foyer, rec room, stairs from main to second floor and throughout second floor
- Tile flooring in bathrooms and laundry
- Custom cabinetry package including:
 - Choice of styles and colours
 - Soft close hardware
 - Dovetail drawer construction
- Samsung stainless steel appliances:
 - Gas range
 - 36" wide refrigerator with water and ice dispenser
 - Dishwasher
- Quartz countertops throughout
- Moen Align fixtures
- Kitchen backsplash
- Wall tile package
- Primary ensuite with tiled shower
- Dual ensuite sinks
- 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