



BEDROCK
HOMES

DAYA K

1493 SQ FT
183 Charlesworth Dr SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton
587.521.5869
hillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-034807
Lot 16, Block 14, Plan 192-2728

DETAILS

- Built with a side entry, main floor den, oversized pantry, three bedrooms upstairs, an upgraded 4 pc. ensuite bath with soaker tub and walk-in shower, convenient upstairs laundry.
- Nine feet ceiling on main floor and basement foundation. 20'x22' garage pad included with electrical rough-ins.
- Upgraded 41" upper cabinets with riser and Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sink.
- Includes six brand new energy rated Samsung appliances. Four stainless steel kitchen appliances, and white finish front load washer and dryer with advanced moisture drying sensor.
- Kitchen, main floor hallway, foyer and second floor hallway includes energy saving surface mount LED pot light package.
- Leading edge high efficiency mechanical system controlled by Ecobee thermostat and Brilliant Home System (Google assistant or Alexa built-in), Ring video doorbell, Weiser Halo wi-fi Smart Lock with touch screen.
- Energy efficient triple pane low E-Argon filled Energy Star rated windows and doors to achieve and maintain a comfortable temperature, and minimize outside noise.
- Weather resistant precast concrete exterior steps that require no maintenance. Exterior walls and ceilings are vapour sealed.
- High quality, low maintenance luxury vinyl flooring on the main floor, second floor laundry and bathrooms. This easy to maintain flooring, is water-proof and stain resistant.
- Equipped with a carbon monoxide detector, high efficiency furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improve climate control while saving energy by reducing heating requirements.
- Includes community address plaque.

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Main Floor
808 SQFT SQ FT

Second Floor
685 Sqft SQ FT

BUILT TO LAST \ \ BEDROCKHOMES.CA

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