

ATHENA P

1660 SQ FT 3603 - 6th Avenue SW



THE HILLS AT CHARLESWORTH SHOWHOME

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

Job # CHH-0-035130 Lot 22, Block 5, Plan 202 2902

DETAILS

- Built with a main floor bedroom with full bathroom, spacious living room, dinette and central kitchen with a walk-in pantry, and 41" soft close upper cabinets
- Second floor has the central bonus room, Three spacious bedrooms, and 2 full bathrooms
- Built with a side entry to the basement, 9 ft. main floor and basement foundation walls.
- Completed with a 20'x22' rear detach garage with wi-fi wall mount controls and Two remotes
- Home automation package including smart home console, a video doorbell, and smart lock system for enhanced home security
- Six Samsung appliances included, Four stainless steel kitchen appliances, and white finish front load washer and dryer.
- LED potlights throughout the majority of the home, saving big on energy expenses.

- Completed with 96% high efficiency furnace system, also equipped with a humidifier, and HRV (Heat Recovery Ventilator)
- E-Argon filled triple pane windows to achieve and maintain a comfortable temperature
- Weather resistant precast concrete exterior steps that require no maintenance. Exterior walls and ceilings are vapour sealed.
- Easy maintenance luxury vinyl flooring in the main floor, second floor laundry and bathrooms
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sinks.
- Includes community address plaque
- All ductwork is cleaned prior to moving in



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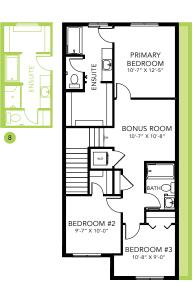
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Main Floor 857 SQ FT Second Floor 803 SQ FT