



BEDROCK
HOMES

CARA P

1388 SQ FT
3535 - 6th Avenue SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035133
Lot 20, Block 7, Plan 202-2902

DETAILS

- Home with a central countertop, and flush eating bar separating the kitchen from the living room, and upgraded 41" upper soft close cabinets.
- Built with a side entry to the basement with 3 piece bath rough-ins for future development.
- Six Samsung appliances included, Four stainless steel kitchen appliances, and white finish front load washer and dryer.
- Home automation package - including smart home console, a video doorbell, and smart lock system for enhanced home security
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sinks.
- Easy maintenance luxury vinyl flooring in the main floor, second floor laundry and bathrooms
- Equipped with a heat recovery ventilator (HRV) is a ventilation device that helps make your home healthier, w/ cleaner indoor air
- Completed with 96% high efficiency furnace system, and 80 US gallon hot water tank.
- Advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency, and minimal outside noise
- High efficiency, energy saving LED light bulbs in all light fixtures on the ceiling
- Painted basement floor and the removable 5' x 2' dual slider basement windows, are wide enough to fit drywall through for future basement development.
- Includes community address plaque
- Completed with a 20'x22' garage pad.
- All ductwork is cleaned prior to moving in

BUILT TO LAST \ \ [BEDROCKHOMES.CA](https://www.bedrockhomes.ca)

SPEC 2023 - Bedrock Homes Ltd. reserves the right to modify floorplans, renderings, elevations and features in a continuing effort to improve product quality. Floorplans, specifications & prices are subject to change without notice. Errors & omissions exempt.



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Main Floor
708 SQ FT

Second Floor
680 SQ FT

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