



BEDROCK
HOMES

ATHENA H

1660 SQ FT
213 Charlesworth Drive SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035324
Lot 1, Block 14, Plan 222-0203

DETAILS

- With a central bonus, Three bedrooms in the 2nd floor and a main floor bedroom with full bathroom.
- Built with a side entry to the basement, 9 ft. main floor and 9.4 basement foundation walls.
- Upgrades include, 41" upper soft close kitchen cabinets, fireplace and railing in the main floor
- Six Samsung stainless steel kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- Home automation package - including smart home console, a video doorbell, and smart lock system for enhanced home security
- Recessed cable port box added above linear electric fireplace for TV & audio/visual connection
- High efficiency energy saving LED light bulbs in all light fixtures on the ceiling
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sinks.
- Save money on electricity with advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency, and minimal outside noise
- Equipped with a carbon monoxide detector, high efficiency furnace, humidifier and HRV (Heat Recovery Ventilator)
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs under pad
- Weather resistant precast concrete exterior steps that require no maintenance. Exterior walls and ceilings are vapour sealed.
- Includes community address plaque
- All ductwork is cleaned prior to moving in

BUILT TO LAST \ \ **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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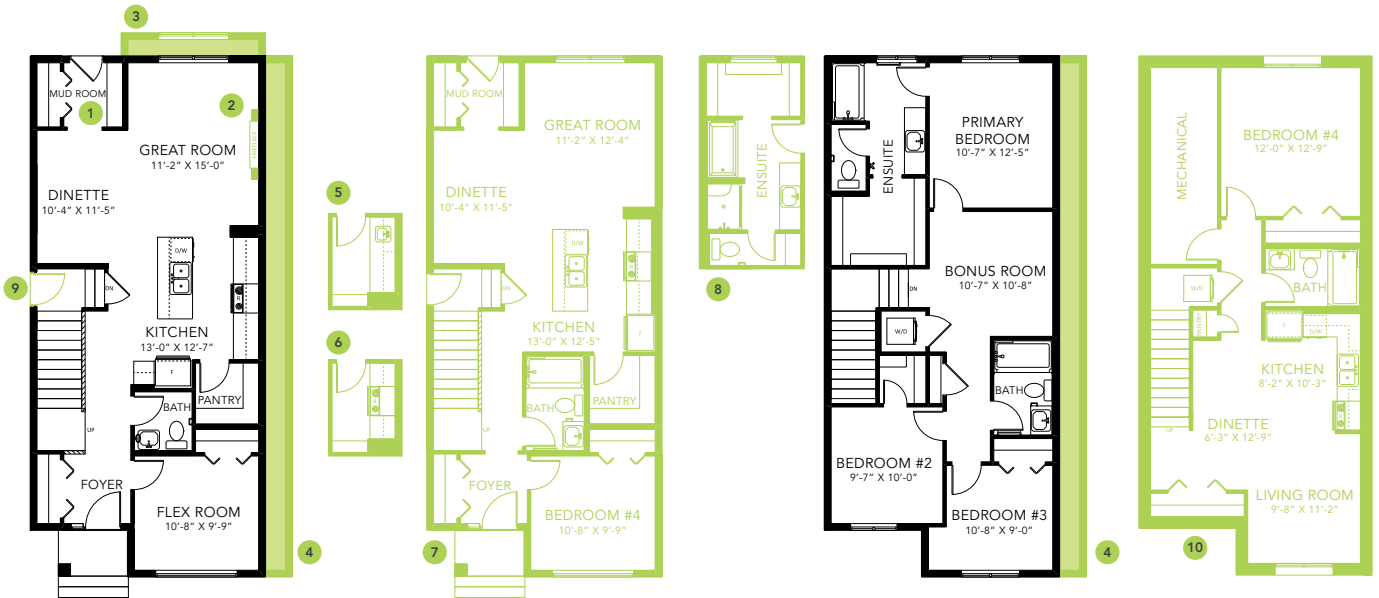
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Main Floor
857 SQ FT

Second Floor
803 SQ FT