



BEDROCK
HOMES

ATHENA H

1660 SQ FT
724 - 35th Street SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035328
Lot 39, Block 7, Plan 212-1792

DETAILS

- Includes 3 bedrooms on the upper level with an additional bedroom on the main floor, 3 bathrooms, and a central bonus room.
- Built with a side entry to the basement, 9.4 ft foundation walls and rough-ins for a future suite.
- Upgraded stand up shower with fiberglass walls and floor with a tile surround full height to the ceiling and sliding glass doors
- Also included are 41" upper cabinets throughout the kitchen, metal spindle railing, in the main floor, and linear electric fireplace.
- Completed with brand new 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
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sink.
- High efficient, energy saving LED light bulbs in all light fixtures on the ceiling
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs under pad
- 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
- Weather resistant precast concrete exterior steps that requires no maintenance, and the exterior walls and ceilings are vapour sealed.
- 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
- 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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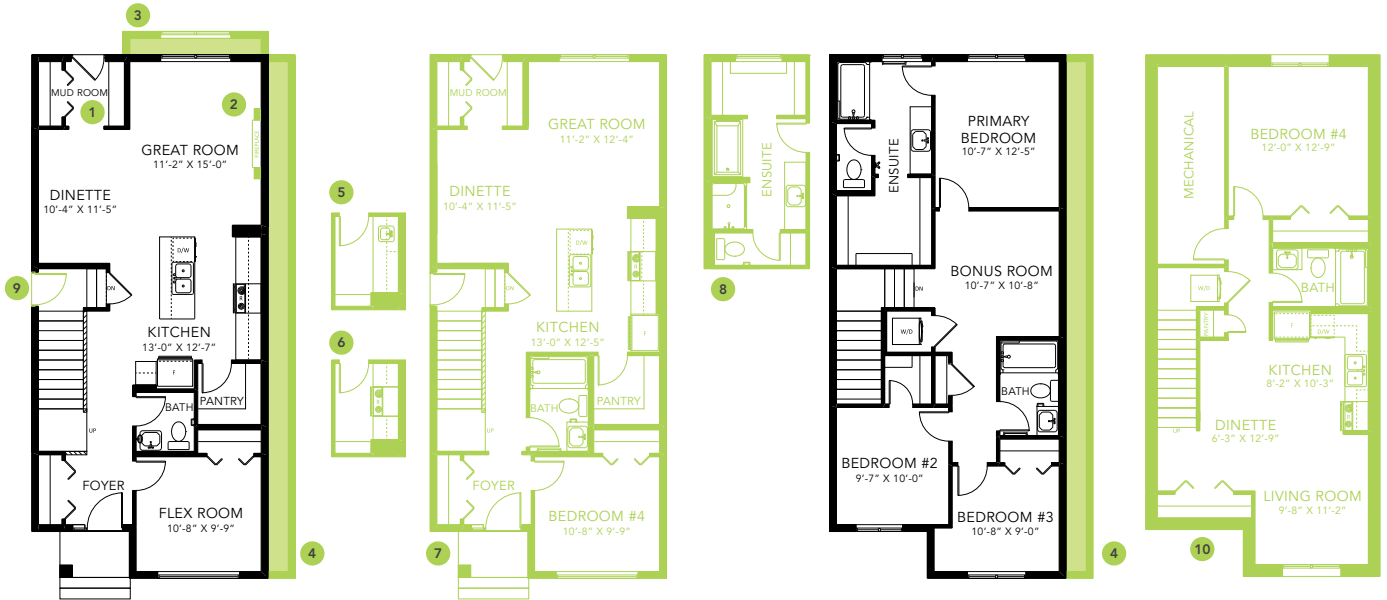
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Main Floor
857 SQ FT

Second Floor
803 SQ FT