



BEDROCK
HOMES

SASHA H

1564 SQ FT
728 35 Street SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035329
Lot 40, Block 7, Plan 212-1792

DETAILS

- Completed with a 20'x22' rear detach garage pad with electrical rough-ins
- Built with a modified mudroom with stack laundry units in the main floor.
- Spacious living room, dinette and central kitchen with a corner walk-in pantry, and 41" soft close upper cabinets
- Built with a 2nd floor bonus room and upgraded metal spindle railings and 9 ft, main floor ceilings.
- 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
- Additional upgrades are linear electric fireplace, & 4 pc. ensuite with stand up shower and separate soaker tub
- 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
- 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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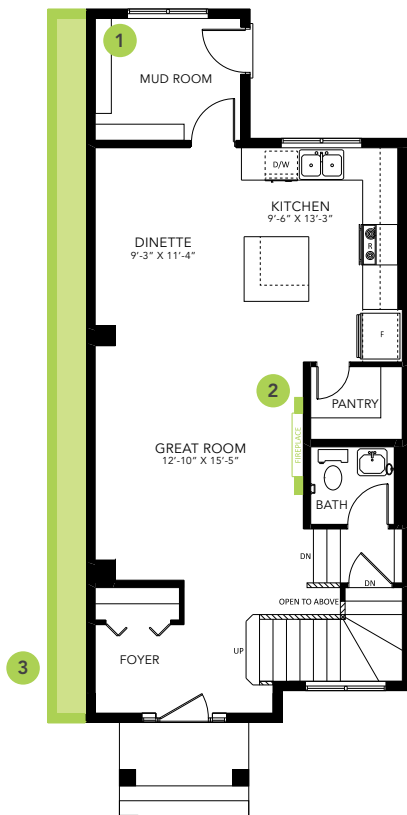
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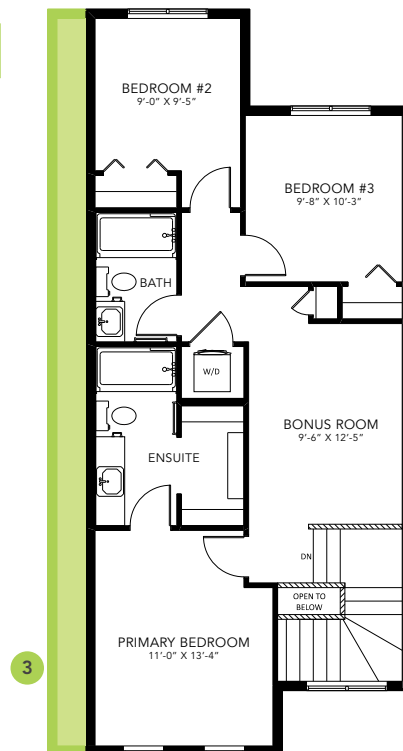
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Main Floor
784 SQ FT



Second Floor
780 SQ FT

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