



BEDROCK
HOMES

CASCADE H

1601 SQ FT
736 35 Street SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035331
Lot 42, Block 7, Plan 212-1792

DETAILS

- A modern home with 3 bedrooms 2.5 bathrooms, a central kitchen and spacious living room. Completed with a 20'x22' rear detach garage pad with electrical rough-ins
- Ample of storage units with tall and deep cabinet pantry. Also includes an upgraded chimney hood fan and 41" upper cabinets in the kitchen.
- Comes with a total of Six Samsung appliances. 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
- Built with a big veranda, great for holiday decorating and covered entrance keeping your front door away from snow in the winter.
- Easy maintenance luxury vinyl flooring in the main floor, second floor laundry and bathrooms
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs under pad
- Completed with 96% high efficiency furnace system, also equipped with a humidifier, and HRV (Heat Recovery Ventilator)
- 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
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sinks.
- High efficient, energy saving LED light bulbs in all light fixtures on the ceiling
- Includes community address plaque
- All ductwork is cleaned prior to moving in

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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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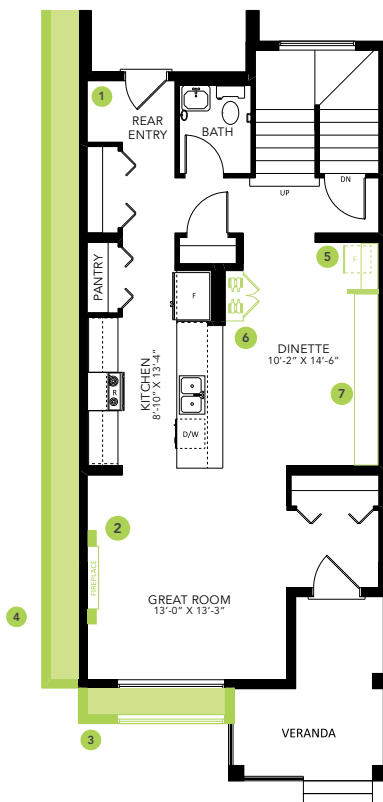
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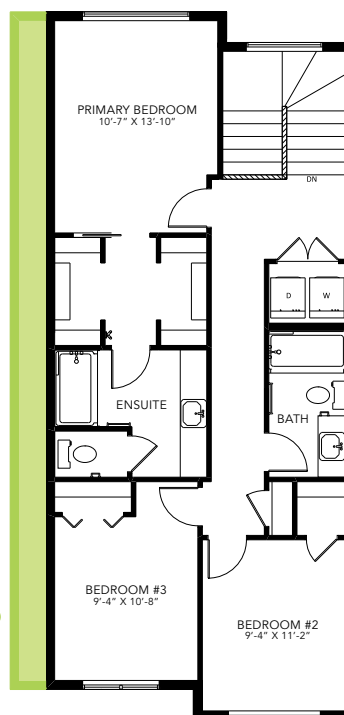
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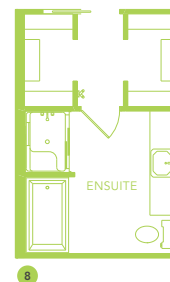
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Main Floor
782 SQ FT



Second Floor
819 SQ FT



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