

STELLA K

2004 SQ FT
3612 6 Ave SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 40 Street SW, Edmonton

587-521-5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035418
Lot 69, Block 6, Plan 222-1970

DETAILS

- Built with a main floor bedroom with full bathroom, spacious living room, dinette and central kitchen with a walk through pantry, and upgraded 41" soft close upper cabinets
- To the back of the 2nd floor is the primary ensuite with big walk-in closet, built with a central bonus room, and 9.4ft. basement foundation with rough-in for 3-piece bathroom
- Additional Width to the floorplan increases size to 2004 Sq Ft
- Insulated garage overhead door opener comes with WiFi, wall mount control with Two remotes, and child protection sensors.
- Home automation package - including smart home console, a video doorbell, and smart lock system for enhanced home security
- Six Samsung appliances included, Four stainless steel kitchen appliances, and white finish front load washer and dryer.
- Advanced concrete sealer is applied to the driveway, walkway and front steps leading to your front door.
- Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator.
- Easy maintenance luxury vinyl flooring in the main floor, second floor laundry and bathrooms
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sinks.
- Completed with 96% high efficiency furnace system, also equipped with a humidifier, and HRV (Heat Recovery Ventilator)
- LED potlights throughout the majority of the home, saving big on energy expenses.
- Includes community address plaque
- All ductwork is cleaned prior to moving in

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Main Floor
1006 SQ FT

Second Floor
998 SQ FT

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