



BEDROCK
HOMES

STELLA P

1833 SQ FT
3620 6 Ave SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 40 Street SW, Edmonton

587-521-5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035420
Lot 71, 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 41" soft close upper cabinets, and added length to the floorplan increases size to 1833 Sq Ft
- Upgraded stand up shower with fiberglass walls and floor with a tile surround full height to the ceiling and sliding glass doors in the main floor and ensuite bathrooms.
- Insulated garage overhead door opener comes with WiFi, wall mount control with Two remotes, and child protection sensors.
- 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
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs under pad
- LED potlights throughout the majority of the home, saving big on energy expenses.
- Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator.
- Completed with 96% high efficiency furnace system, also equipped with a humidifier, and HRV (Heat Recovery Ventilator)
- Advanced concrete sealer is applied to the driveway, walkway and front steps leading to your front door.
- 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](https://www.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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Main Floor
921 SQ FT

Second Floor
912 SQ FT

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