



BEDROCK
HOMES

ELENA P

2088 SQ FT
TBD



KINGLET SHOWHOME

5708 Lark Point NW, Edmonton
825-512-1050
kinglet@bedrockhomes.ca

Job # KNG-0-035079
Lot 75, Block 3, Plan TBD

DETAILS

- Additional value of upgrades \$48,715
- This gorgeous walkout backs onto a pond that has seasonal wildlife visitors enhanced with walking trails.
- This 3-bdrm plus bonus room, pond backing home impresses with an open floor plan with sophisticated finishes showing off your luxury vinyl flooring throughout the main floor.
- Electric fire and ice linear fire place with timer and various settings located in the great room.
- Sit out on your pressure treated wood deck just off of your dining room and watch the sun set.
- Convenient USB ports in Kitchen and Master Bedroom for ease of charging devices.
- Conduit added for future media cables included in Master Bedroom.
- Beautiful modern French Door with frosted glass on Pantry providing a stylish upgrade.
- Open spindle railings on the first and second floor providing a sleek visual appeal and design.
- 6 piece Samsung appliance package included; stainless steel kitchen appliances, white front load washer and dryer.
- All countertops throughout the home are gorgeous Quartz.
- Triple pane low E argon filled energy star rated windows; contributing to cost and energy efficiency
- HRV providing a continuous air flow throughout entire home to not only exhaust stale, humid air and odours from home but also reduce condensation, mold, mildew, etc.
- Brilliant Smart Home - What does it do? Almost everything! Ask it to control the Ecobee Thermostat, Lock the door using a smart lock and more!
- The walkout basement with a 9 ft ceiling leading out to your back yard is left unfinished for your personalized touch after you take possession.
- Open spindle railings on the first and second floor providing a sleek visual appeal and design.

BUILT TO LAST \\ **BEDROCKHOMES.CA**

SPEC 2022 - 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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