

Stella K at 3633 5A AVE SW

BED	BATH	SQ FT	HOME STYLE
4	3	2005	FRONT ATTACHED GARAGE HOME

GARAGE TYPE
 DOUBLE ATTACHED



AVAILABLE

BLOCK:	16	LOT:	36
STAGE:	32B	JOB:	CHH-0-035431

COMMUNITY



THE HILLS
 AT CHARLESWORTH

SHOWHOME ADDRESS

Single Family Home with Front Attached Garage
 328 – 40 Street SW

Single Family Home with Rear Detached Garage
 268 Charlesworth Drive SW

SHOWHOME HOURS

Monday - Thursday from 3 - 8PM
 Weekend and Holidays from 12 - 5PM

CONTACT

Brian Tate
 587.521.5869

Model Features

- Located on a traditional lot, south facing backyard!
- Built with a main floor bedroom and a full bathroom, spacious living room, dinette, and central kitchen with a walk-through pantry, and 41" soft close upper cabinets.
- This house was widened by 2 ft, so you can have more room both in your house and in your garage (20'x22').
- Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Ring video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen.

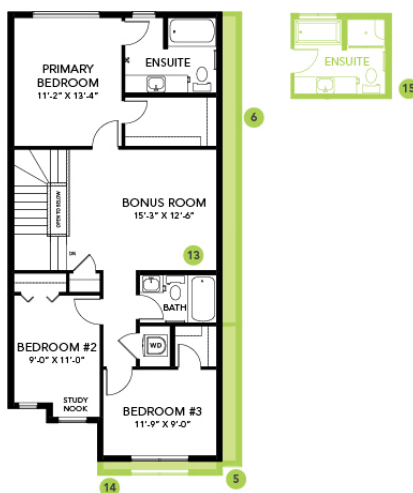
- Side entry is added for a future legal suite, the basement ceilings are upgraded to 9'.
- Spindle railing on the stairs and upper hall to create an open feel from the main floor to upper level.
- Built with a 4-piece ensuite with upgraded stand-up shower and dual sinks.
- Double compartment, stainless steel undermount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator.
- All Bedrock homes include a complete appliance package that includes: Stainless Steel kitchen appliances including a 28 cu. Ft. French door fridge with bottom pull out freezer and ice machine, a 5 burner range, an OTR microwave and a built-in dishwasher.
- The Laundry is high efficiency front load washer and dryer in white.
- 50" Linear Ortech LED electric fireplace.
- Energy efficient features include triple pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient and direct vented furnace, 80gal hot water tank and Bedrock's "Hotbox" system.
- Quartz counters in the kitchen and all bathrooms.
- Luxury Vinyl Plank flooring throughout the main floor and all "wet" areas.
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs. under pad.
- Painted basement floor and the removable 5' x 2' dual slider.
- Basement windows are wide enough to fit drywall through for future basement development.
- Includes community address plaque.
- All ductwork is cleaned prior to moving in.

Floor Plans

MAIN FLOOR



SECOND FLOOR



LEGAL BASEMENT SUITE

