



MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034351

Lot 21, Block 16, Plan 182 2333

Over
\$13,000
in Designer
Upgrades

DETAILS

- Exceptional discounted rate over \$13,589
- Includes interior upgrades worth over \$13,590
- Double front attached garage duplex with upgraded 9' ceiling on main floor, 3 bedrooms, 2.5 bath, complete with a spacious bonus room and second floor laundry.
- Side yard fence is included - down in between the duplex lot, a maximum of 3 meters from the front of the home and completed in between units along common lot line.
- Includes six new energy rated Samsung appliances. Your kitchen has four stainless steel finish appliances, and a white finish front load washer and dryer with advanced moisture drying sensor to complete your laundry space.
- Leading edge high efficiency mechanical system controlled by a NEST thermostat with the ability to communicate remotely through it's own app for maximum efficiency.
- High quality, low maintenance luxury vinyl flooring on the main floor, second floor laundry, and bathrooms. This easy to maintain flooring, is water-proof and stain resistant.
- Upgraded splatter texture ceiling, 36" upper cabinets with riser throughout the kitchen, and additional pot and pan drawer.
- Energy efficient triple pane low E-Argon filled Energy Star rated windows and doors to achieve and maintain a comfortable temperature, and minimize outside noise.
- Weather resistant precast concrete exterior steps that require no maintenance and exterior walls and ceilings are vapour sealed.
- Low VOC, 1 1/4" thick maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sink.
- Each half of the duplex are built as two separate entities to ensure significantly reduced noise transfer. No shared studs or floor joist.
- Clean and painted basement floor with a 3 piece bath roughed-in. The removable 5'x2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Equipped with a carbon monoxide detector, high efficiency 2-stage furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improve climate control while saving energy by reducing heating requirements.

SUNDANCE PHOENIX II

1730 SQ FT
239 39 Ave NW



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