



BEDROCK
HOMES

CAVELL PHOENIX I

1616 SQ FT
227 - 39 Ave NW



MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034354
Lot 24, Block 16, Plan 182 2333

DETAILS

- Double attached garage duplex with 3 bedrooms, 2.5 bath, second floor flex room, & big ensuite with walk-in closet.
- Upgraded to 9' main floor and modern splatter texture ceiling.
- Also built with a side entrance including sidewalk and lighting. The basement is roughed-in for a 3 piece bath for future development.
- Save money on electricity with advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency and minimal outside noise.
- Completed with 6 brand new Samsung appliances which include 4 stainless steel finish kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- Great party walls make great neighbours! Each half of the duplex has it's own 2'x4' wall which means no shared studs and floor joist eliminating vibration.
- High quality luxury vinyl flooring on the main floor, second floor laundry, and bathrooms. The floor is easy to maintain and is water and stain resistant
- Built to last. Garage foundation is poured at the same depth as the basement, to prevent garage slab damage and reduce shifting of the living space above garage.
- Upgraded overhead garage door with 8 panel Stockton glass and Wi-Fi enabled garage door opener with two remotes.
- Leading edge high efficiency mechanical system controlled by Ecobee smart thermostat and Brilliant Home System (Alexa built-in), Ring video doorbell, Weiser Halo Wi-Fi Smart Lock with touch screen.
- Weather resistant precast concrete exterior steps that requires no maintenance and the exterior walls and ceilings are vapour sealed.
- High-efficient, energy saving LED light bulbs in all light fixtures.
- Painted basement floor and the removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.

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

SPEC 2020 - 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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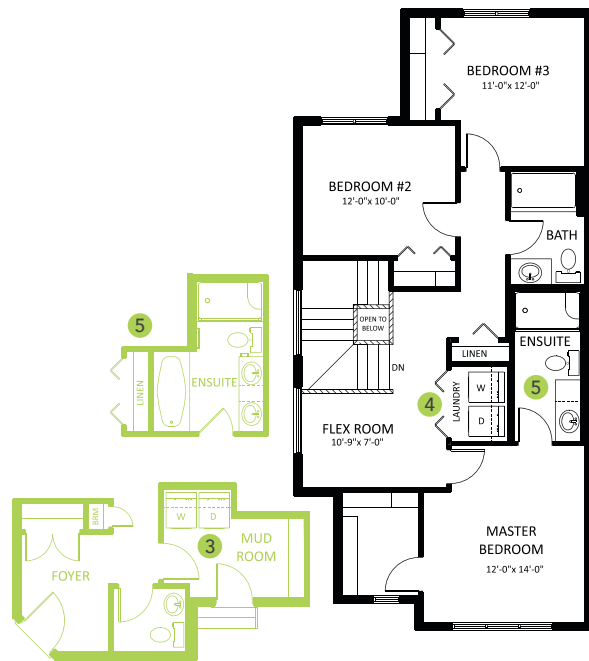
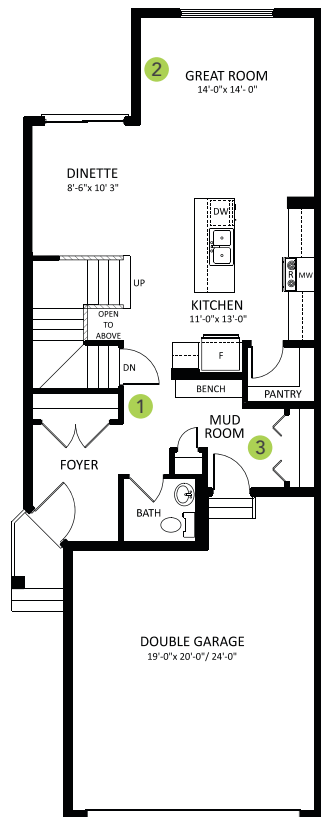
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