



ROCHA IN THE ORCHARDS SHOWHOME

9506 Pear Close SW, Edmonton
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Job # ROC-0-034458
Lot 27, Block 4, Plan 182-2610

DETAILS

- 3 bedrooms, 2.5 bathrooms with south backing bonus room on second floor & main floor den
- Oversized double attached garage with full height stone surrounding
- 9" ceilings on main floor creating more openness and natural light flooding through great room and dinette
- Enormous, spacious walk-through mudroom showcasing functional shelving and a beautiful bench making this room super family friendly
- Large walk through pantry with beautiful frosted door with extensive shelving to allow extreme functionality and organization of pantry
- Durable luxury vinyl plank flooring throughout home, including bathrooms and laundry room
- Paint grade railing with straight metal spindles on main and second floor providing a more spacious feeling
- Linear electric fire and ice fireplace; features variety of colours and flame heights adding a beautiful feature in great room. Also includes recessed HDMI box for easy mounting of TV
- 6 piece Samsung stainless steel appliance package with white front load washer and dryer
- Sleek 1¼" quartz counter tops throughout home with all sinks being undermount
- Kitchen features LED surface mount pot lights, floor to ceiling cabinets, and functional pot and pan drawers
- Programmable energy efficient NEST thermostat, outlets with USB charging ports located conveniently in kitchen and master bedroom
- Luxurious 4 piece master ensuite includes his and her sinks, 5' shower and stand alone tub
- Conveniently located second floor laundry room features a window allowing for natural light to fill the room
- South facing backyard with partially finished developer fence
- Triple pane, low E, argon-filled Energy Star rated windows
- Active heat recovery ventilator (HRV)
- High efficiency furnace and power vent hot water tank



2432 SQ FT
9515 Pear Close SW



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