

SUNDANCE PHOENIX I

1616 SQ FT
9123 Pear Drive SW



ROCHA IN THE ORCHARDS SHOWHOME

9506 Pear Close SW, Edmonton
780.440.4011
rocha@bedrockhomes.ca

Job # ROC-0-034471
Lot 71, Block 2, Plan 182-2610

DETAILS

- 3 bedrooms, 2.5 bathrooms & bonus room
- Double oversized attached garage with full height stone surrounding
- Main floor features 9' ceilings, durable luxury vinyl plank flooring throughout; vinyl plank flooring is also included in all bathrooms
- Kitchen has LED surface mount pot lights, floor to ceiling cabinets providing extra storage space and functional pot and pan drawers
- 6 piece Samsung stainless steel appliance package; white front loading washer and dryer
- Sleek 1 1/4" quartz counter tops carried throughout both levels of the home with all under-mounted sinks
- Paint grade railing with straight metal spindles on main and second floor creating a more open feeling to living space and classy finishing touch
- Programmable high-efficiency NEST thermostat, outlets with USB charging ports conveniently located in kitchen and master bedroom
- Great room includes recessed HDMI box for easy mounting of TV
- Laundry conveniently located on the second floor
- Den with window located on second floor; great area to function as a work space or reading library
- Our duplexes use a Party wall system creating effective noise reduction; no shared studs or floor joists
- Large south backing 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
- Fully covered by Alberta New Home Warranty

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Main Floor
776 SQ FT

Second Floor
840 SQ FT