



BEDROCK
HOMES

ELENA B

2088 SQ FT
9454 Pear Crescent SW



ROCHA IN THE ORCHARDS SHOWHOME

9506 Pear Close SW, Edmonton
780-982-1541
rrathore@bedrockhomes.ca

Job # ROC 5129
Lot 16, Block 5, Plan 212-1827

DETAILS

- Gorgeous 3 bedroom 2.5 bath with a spacious bonus room on the 2nd floor.
- The upper wing highlights roomy bedrooms, upper laundry and an owner's retreat featuring a 3 piece ensuite with a tiled shower.
- Durable and stylish luxury vinyl plank flooring on the main floor, bathrooms and laundry room. Lush stain resistant carpet on the second floor.
- Electric fire and ice linear fireplace in great room with timer, color control and a recessed HDMI box located above for ease of TV mount.
- Gorgeous quartz countertops throughout the home.
- Modern, contemporary low maintenance kitchen featuring 41" upper cabinets to ceiling.
- Prepare your favourite home cooked meals without a worry with an included Chimney Hood Fan.
- Follow the beautiful spindle railing upstairs and escape to the spa like primary ensuite which boasts dual undermount sinks.
- 6 piece Samsung appliance package including stainless steel kitchen appliances and white front load washer and dryer.
- Triple pane Low E Argon gas filled Energy Star rated windows contributing to increased energy efficiency and outside noise reduction.
- Our energy efficient, healthier living homes are equipped with a 96% high efficiency furnace, 80 gal electric high efficiency HWT, LED bulbs throughout, carbon monoxide detector, humidifier and HRV (Heat Recovery Ventilator).
- Brilliant Smart Home Automation. Control your home from the all-in-one app. Control your thermostat, View your video door bell and lock/unlock your door, Turn off/on, or dim all enabled lights from anywhere.

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

SPEC 2022 - 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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Main Floor
1011 SQ FT

Second Floor
1077 SQ FT

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