



**BEDROCK**  
HOMES

# JULIA K

1713 SQ FT  
201 Larch Crescent



## WOODBEND SHOWHOME

143 Larch Crescent, Leduc  
780-612-5455  
woodbend@bedrockhomes.ca

Job # WDB-0-034933  
Lot 50, Block 1, Plan 212-1453

## DETAILS

- Our Julia model home features 3 bedrooms, 2.5 bathrooms and a spacious bonus room. The open floor plan and sophisticated finishes are what dream homes are made of.
- This home is filled with stunning interior selections, white cabinets, dark grey quartz, and a light grey tile backsplash. These beautiful selections are carried throughout the home.
- Designer kitchen with quartz countertops, under-mounted sink, pot & pan drawers and ceiling height cabinets that lead to a walkthrough pantry and mudroom that is conveniently right off the garage.
- Great room and dinette share an open area for easy flow between them and the kitchen. Creating a lovely space for family and friends.
- Upstairs you'll find secondary rooms at the back of the house, a central bonus area for added privacy, and a large primary suite at the front of the house. Your primary bedroom includes a three piece ensuite and a walk-in closet.
- Second floor laundry is also a great feature that is convenient for everyone!
- Included Brilliant Smart Home package. Control lights, front door lock, garage door and thermostat all on the panel or a convenient phone app as well as a 6 piece Samsung appliance package.
- This home would not be complete without a 20'x 28' garage and 8 foot door which makes this the perfect oversized double garage!

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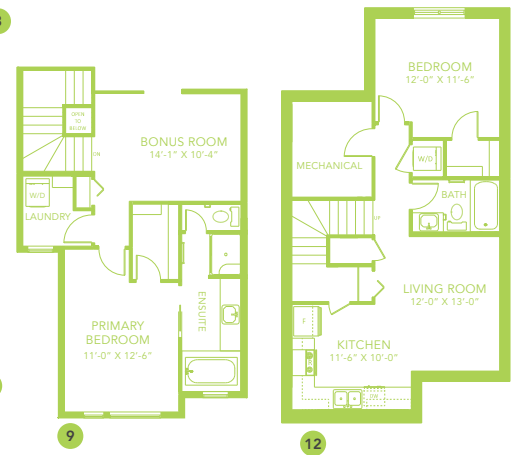
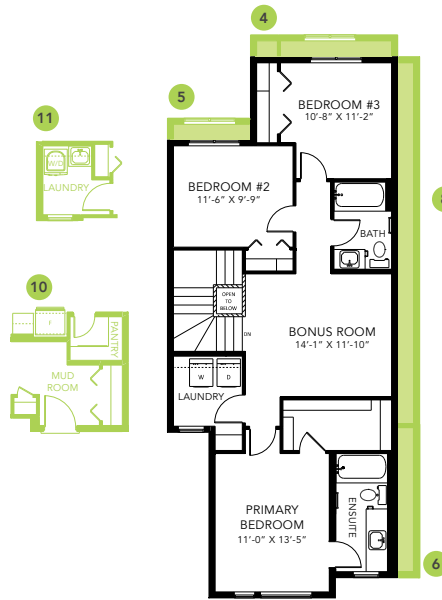
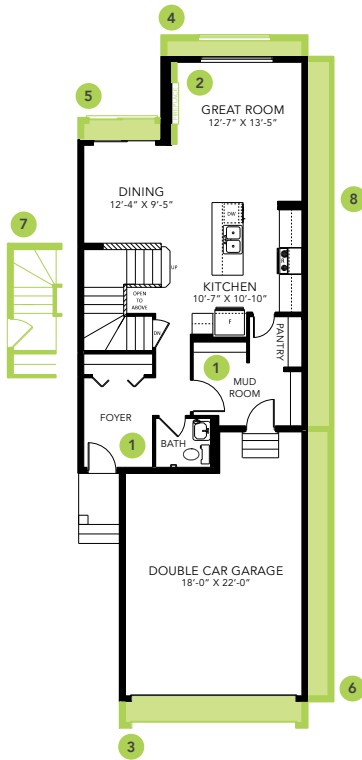
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