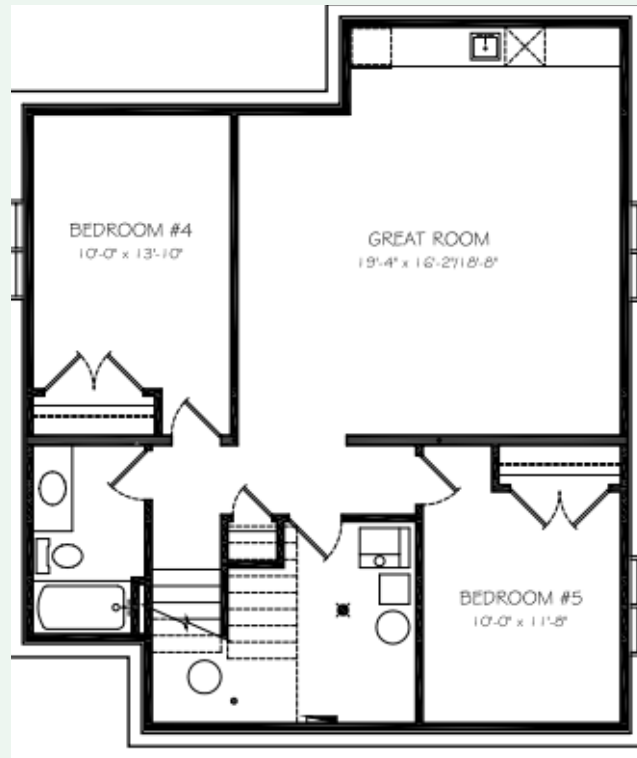


Future Basement Development

1101 sq. ft



EDGEWATER
HOMES

Resist The Norm!



THE CHELSEA

2347 sq. ft. | Two Storey | 3 Bedroom
2.5 Bathroom | Attached Double Garage



@edgewater_development
@Edgewater Development Corp.
@edgewater_development_corp

The Features You Need

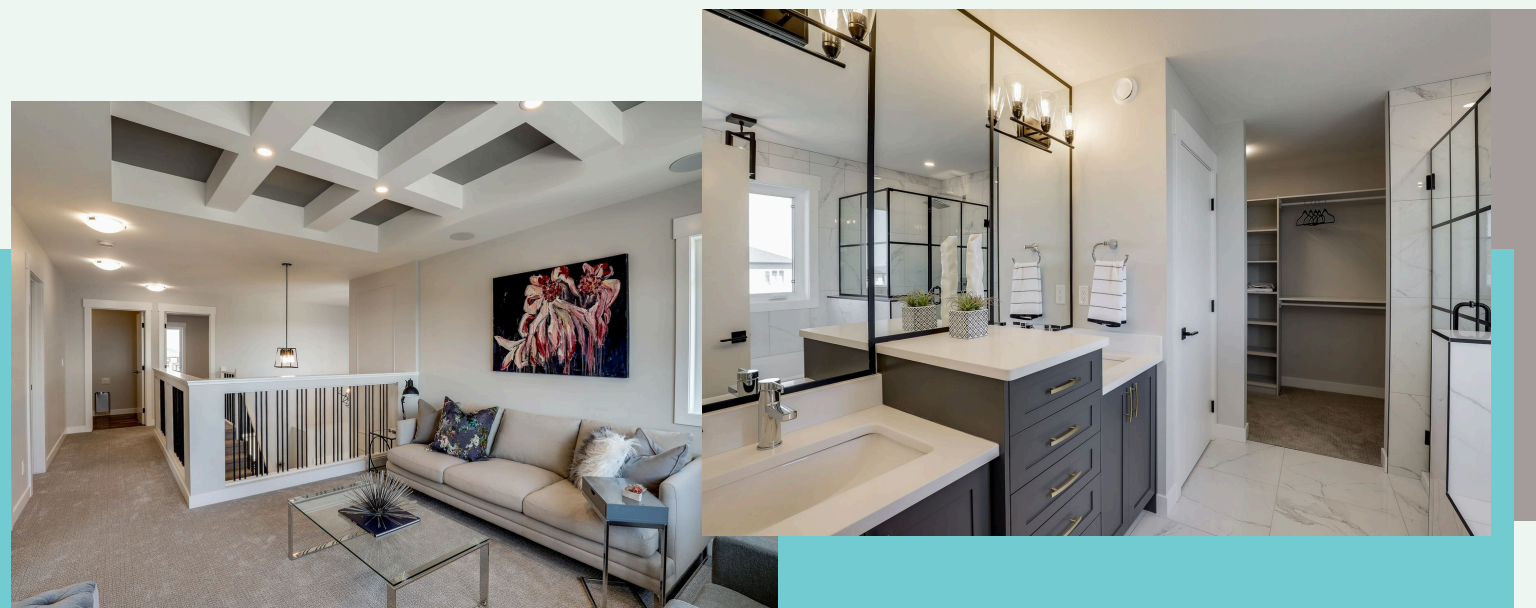
- Triple glazed oversized window package, including basement windows
- Heat recovery ventilation system
- R20 insulated and drywalled oversized garage
- R12 insulated overhead garage door
- (wifi compatible) garage opener
- Dual stage furnace variable speed
- (wifi thermostat included)
- 50 gallon water heater
- Front yard landscaping and driveway
-

**Everything you need
and want, included in
an Edgewater home**



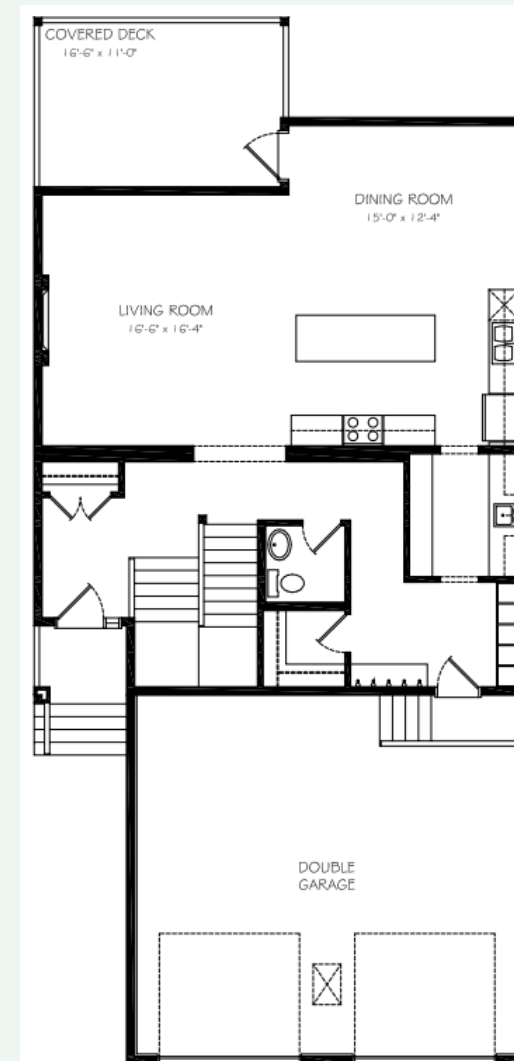
The Features You Want

- 18' vaulted entrance
- Walkthrough butler's pantry
- Custom cabinets, quartz countertops and 9' island
- Open concept great room with fireplace
- Master bedroom retreat with coffered ceiling design
- Luxurious ensuite bathroom with oversized soaker tub and custom shower
- Convenient second story laundry with floor drain, sink, and storage
- Bonus room with coffered ceiling detail
- Upgraded laminate, carpet, underlay, and tile



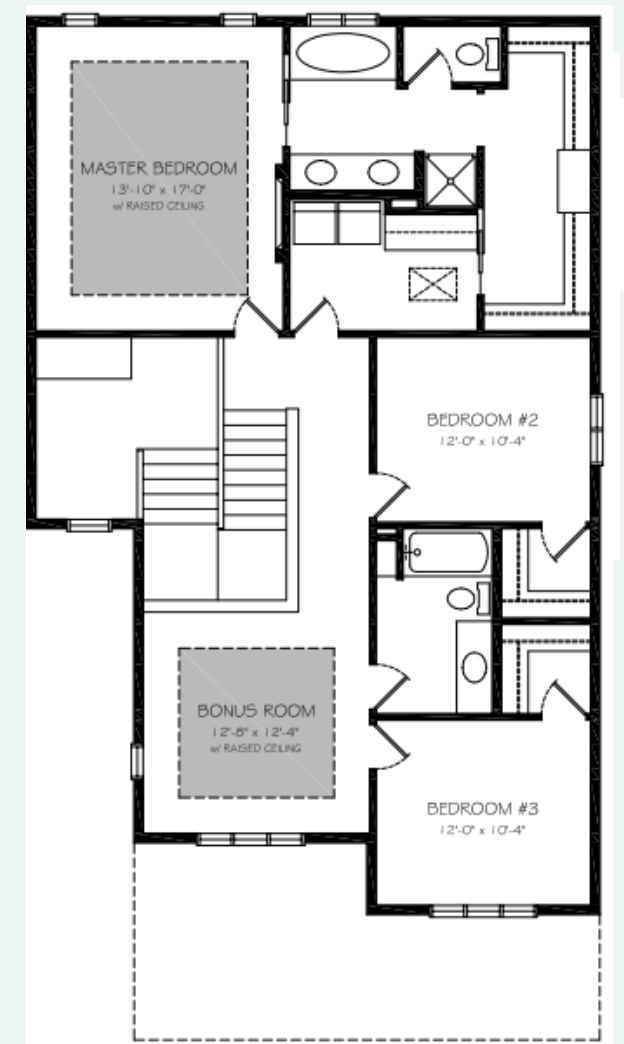
Main Floor

1101 sq. ft



Second Floor

1246 sq. ft



Why Edgewater?

Our homes come with several features designed to ensure maximum strength, rigidity, and energy efficiency. These features include:

- All Edgewater homes are blower door tested and tier 3 certified to lower usage costs
- Home framing at 16" O/C throughout including garage for added strength
- Exterior walls and roof has 7/16 " sheeting for increased rigidity
- Pink wood heavy duty floor system throughout
- Latest Sprayfoam insulation technology
- Iko dynasty premium performance shingles
- Tyvek exterior high performance home membrane system
- Engineered steel support brackets under concrete walkways
- This model can be built with a double or triple garage (depending on lot size)