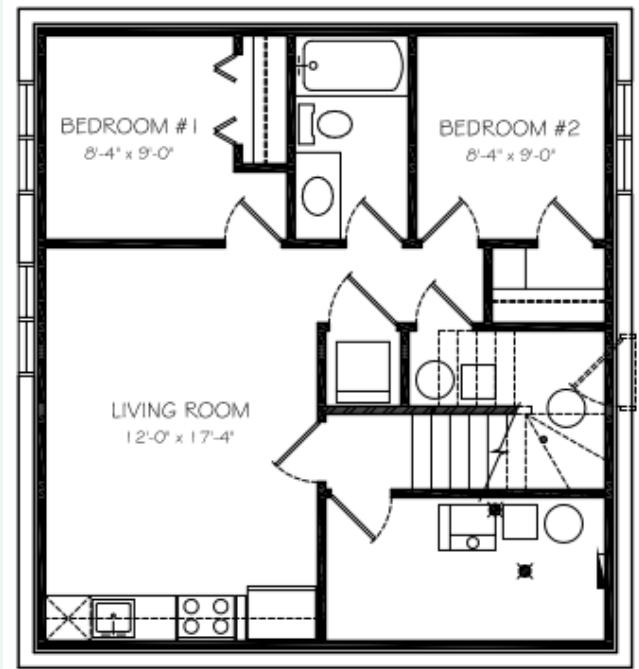


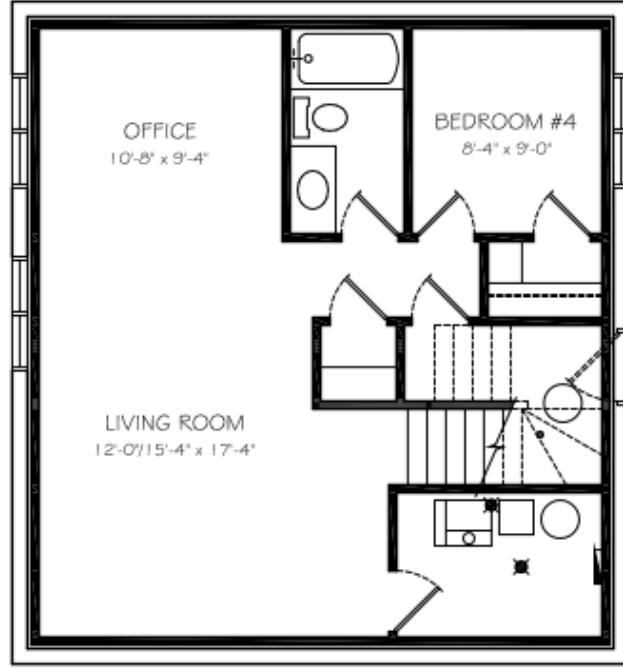
Basement Suite Development

537 sq. ft



Future Basement Development

783 sq. ft



@edgewater_development
 @Edgewater Development Corp.
 @edgewater_development_corp



EDGEWATER
HOMES

Resist The Norm!



THE ESCADA

1848 sq. ft. | Two Storey | 3 Bedroom
2.5 Bathroom | Oversized Attached Double Garage

The Features You Need

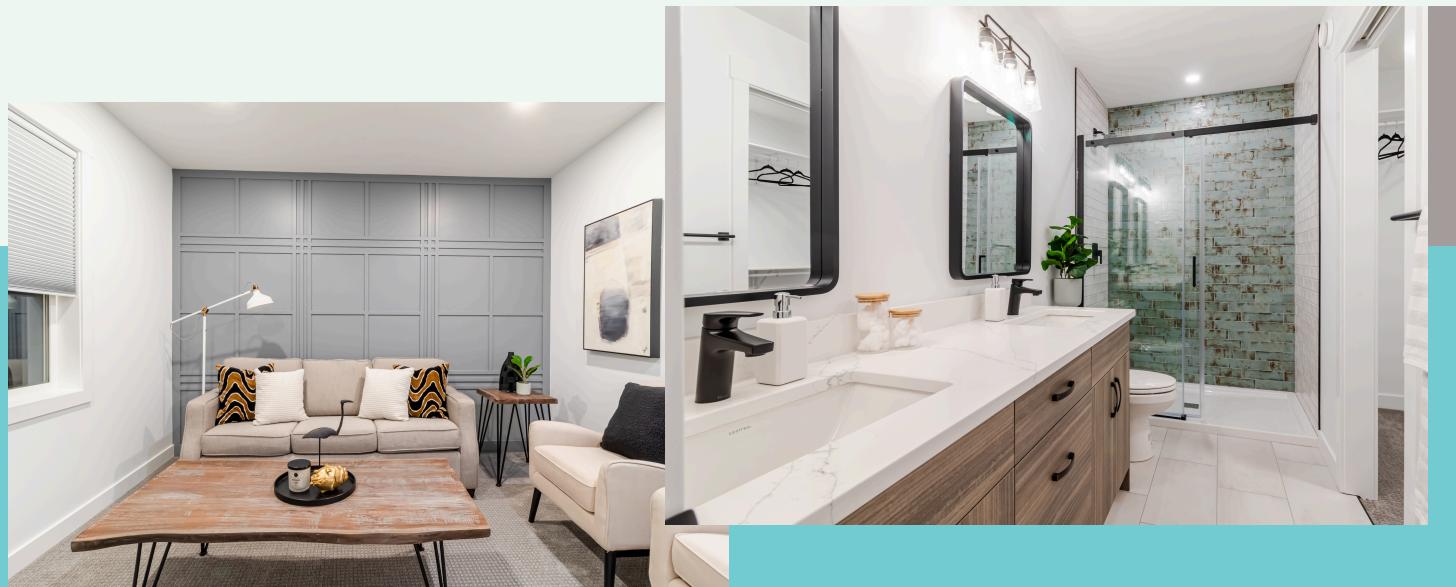
- Triple glazed oversized window package, including basement windows
- Heat recovery ventilation system
- R20 insulated and drywalled oversized garage
- R12 insulated overhead garage door
- (wifi compatible) garage opener
- Dual stage furnace variable speed
- (wifi thermostat included)
- 50 gallon water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

Everything you need and want, included in an Edgewater home



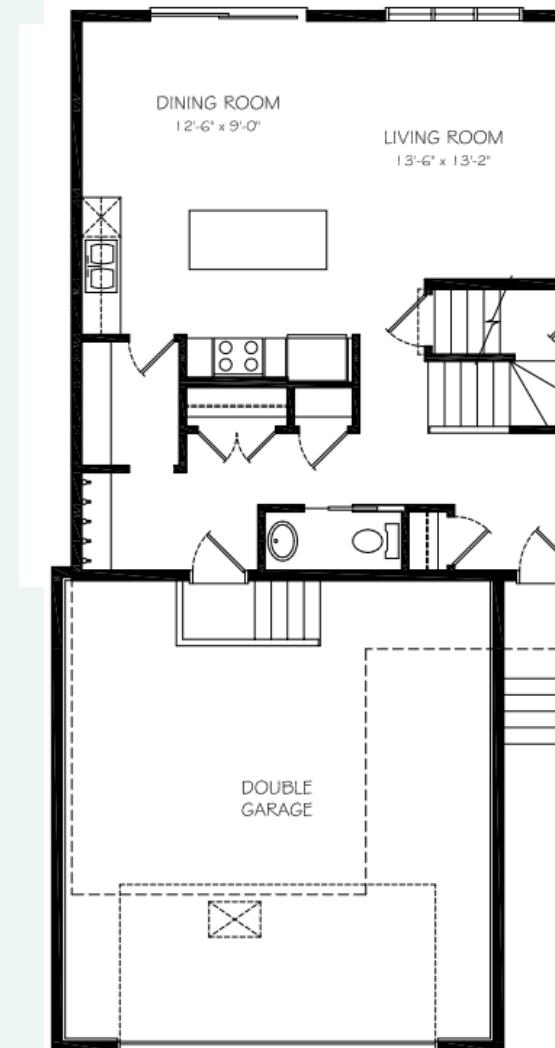
The Features You Want

- Deluxe cabinets and undermount lighting
- Quartz countertops and 7' 10" island
- Mud room with walk through pantry
- Open concept Great Room with fireplace
- Large master bedroom
- Ensuite with dual vanity sinks, 5' custom tiled shower and walk-in closet
- Convenient second story laundry with floor drain
- Oversized deep soaker tub in the main bathroom
- Bonus/flex room located upstairs
- Painted feature accents
- Upgraded laminate, carpet, underlay, and tile



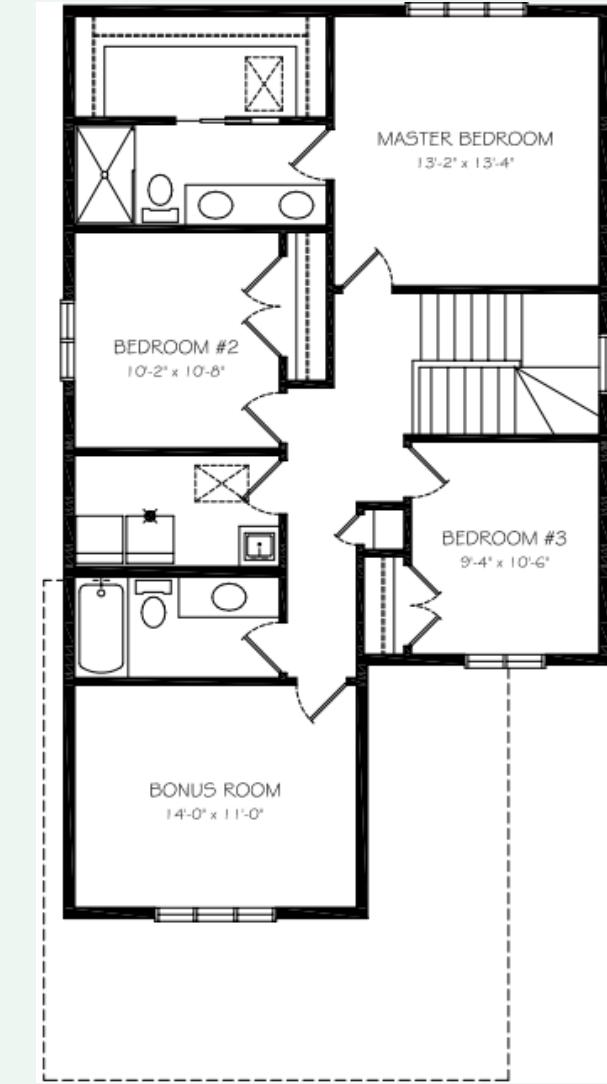
Main Floor

783 sq. ft



Second Floor

1065 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)