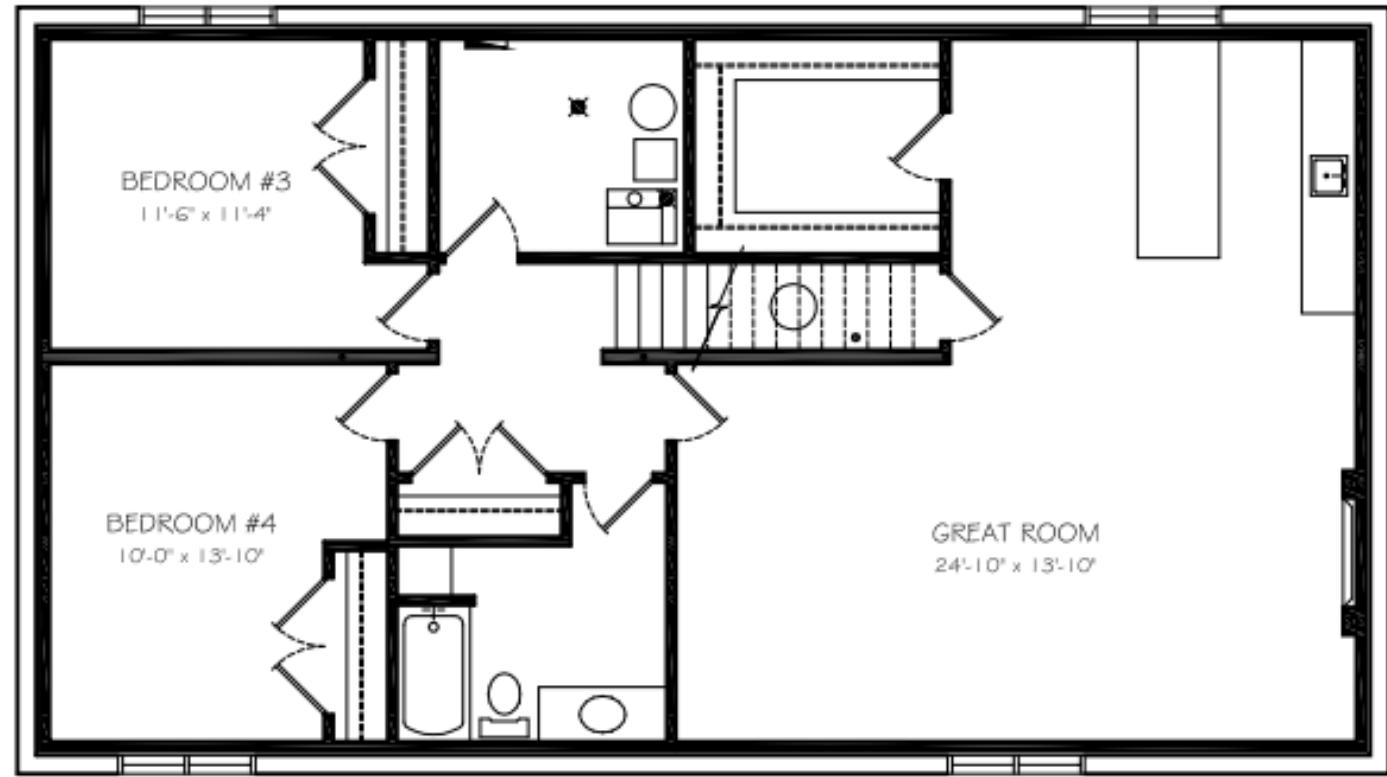


Future Basement Development

1400 sq. ft



 @edgewater_development

 @Edgewater Development Corp.

 @edgewater_development_corp



EDGEWATER
HOMES

Resist The Norm!



THE BENTLEY

1400 sq. ft. | 2 Bedroom
2 Bathroom | Attached Double Garage

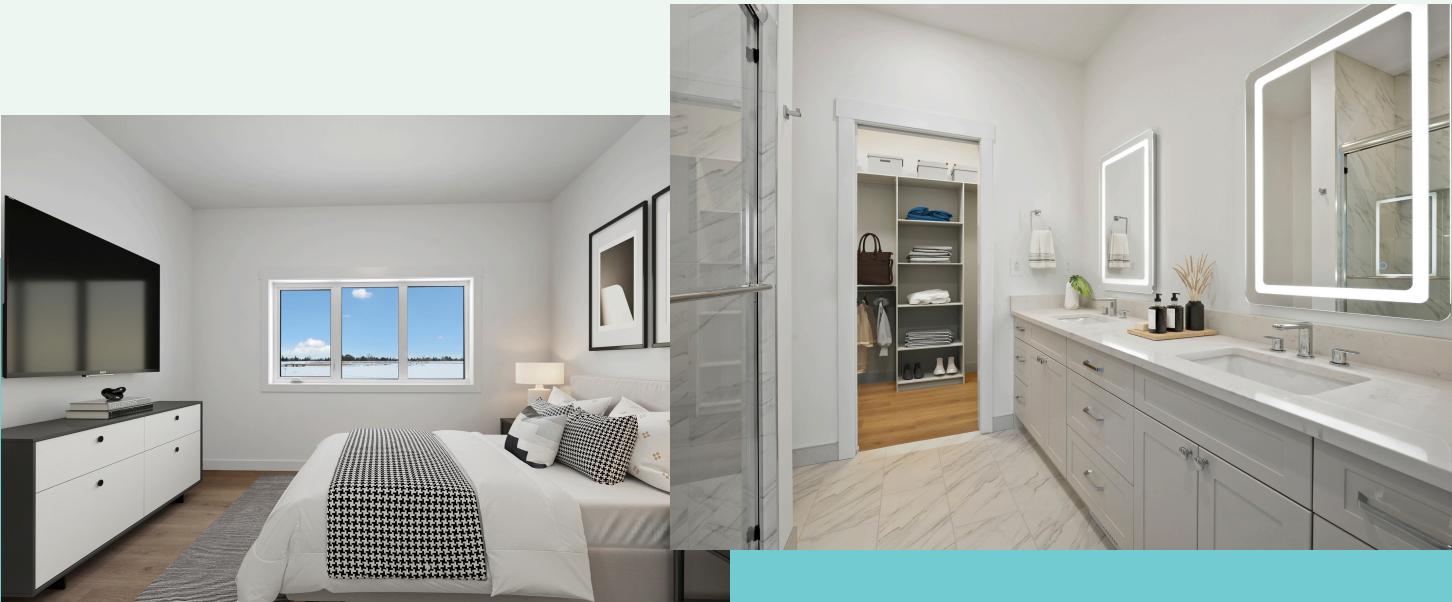
Edgewater's newest
Bungalow model

The Features You Need

- Triple glaze glazed oversized window package
- Heat recovery ventilation system
- R20 Insulated basement perimeter
- 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

The Features You Want

- Open concept Great Room with fireplace
- Custom cabinets and 8' island
- Quartz countertops
- Mud room with walk through pantry
- Large master bedroom with walk-in closet
- Ensuite with dual vanity sinks
- Main floor laundry with floor drain
- Oversized deep soaker tub in the main bathroom
- Painted feature accents
- Upgraded laminate, carpet, underlay, and tile

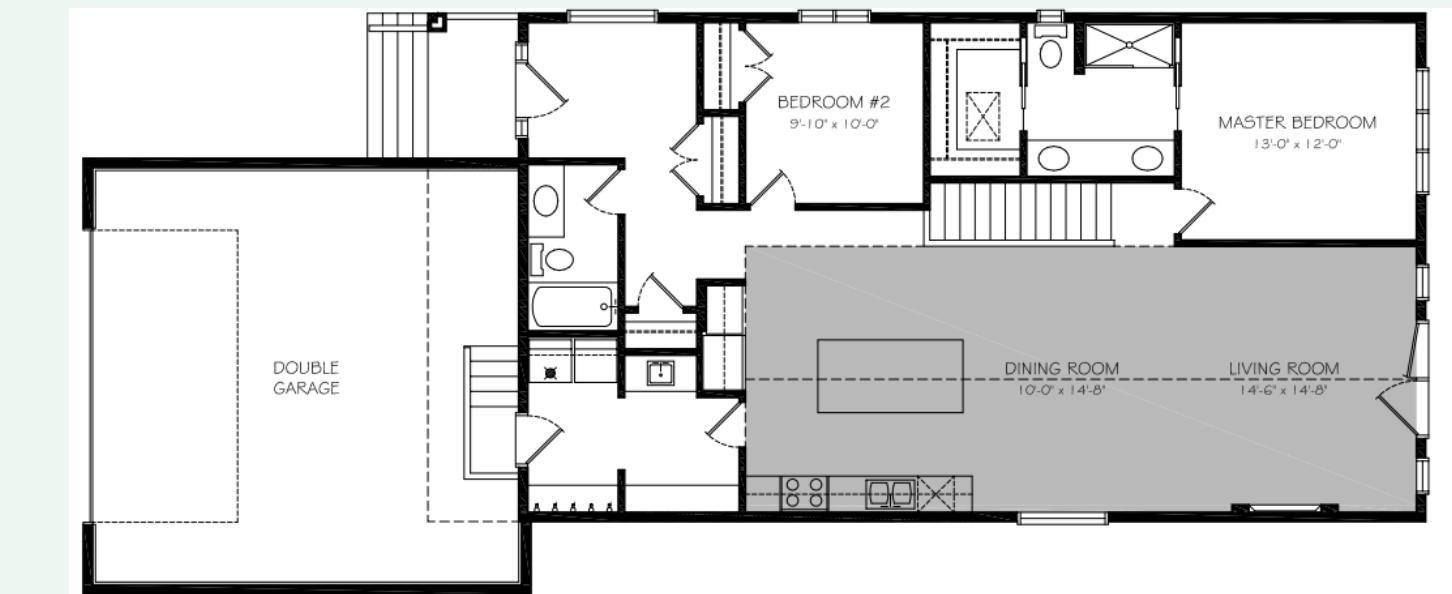


**Everything you need
and want, included in
an Edgewater home**



Main Floor

1400 sq. ft



Why Edgewater?

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

- 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