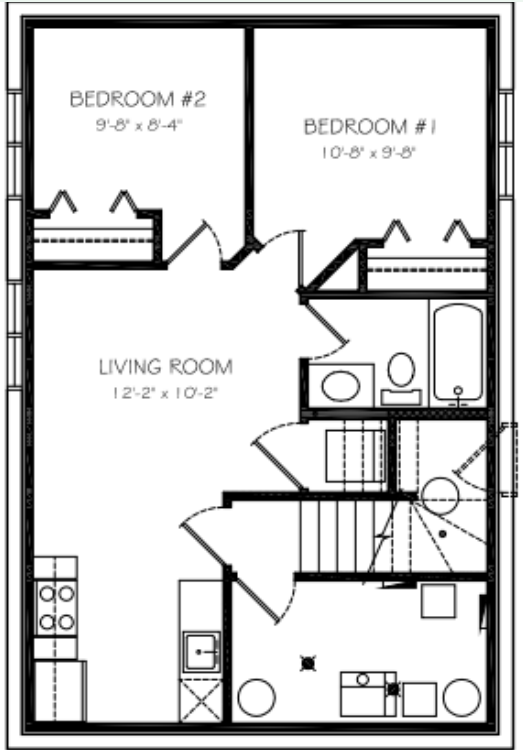


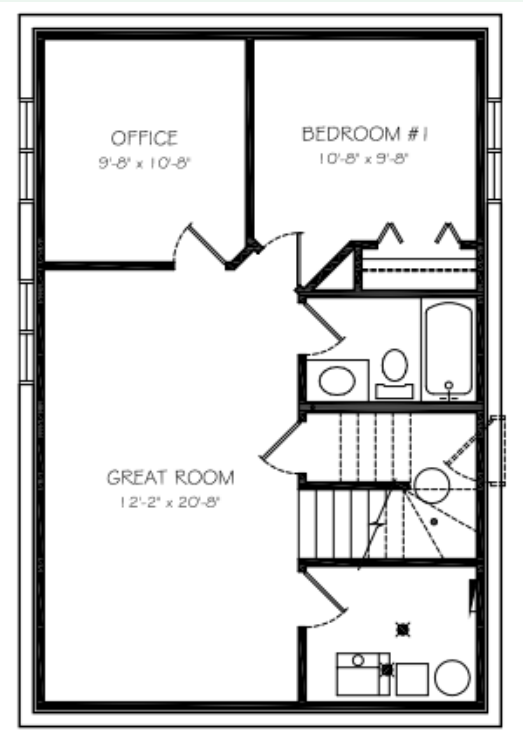
**Basement Suite
Development**

551 sq. ft



**Future Basement
Development**

791 sq. ft



**EDGEWATER
HOMES**

Resist The Norm!



**THE
BROADWAY**

**1702 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**



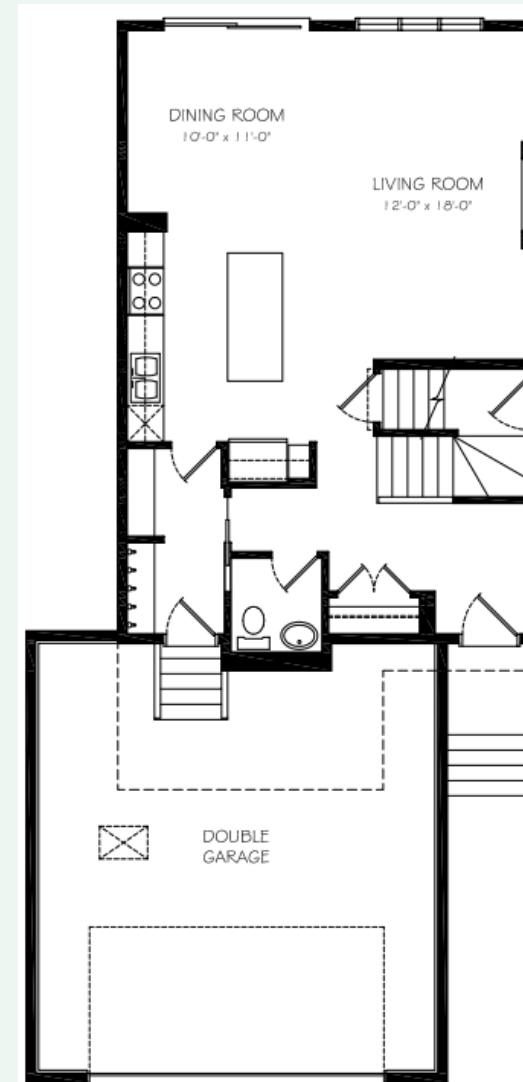
The Features You Want

- Custom cabinets and 7' island
- Quartz countertops
- Mud room with walk through pantry
- Open concept Great Room with fireplace
- Large master bedroom
- Ensuite with dual vanity sinks
- Second story laundry with floor drain
- Oversized deep soaker tub in the main bathroom
- Central bonus/flex room located upstairs
- Painted feature accents
- Upgraded laminate, carpet, underlay, and tile



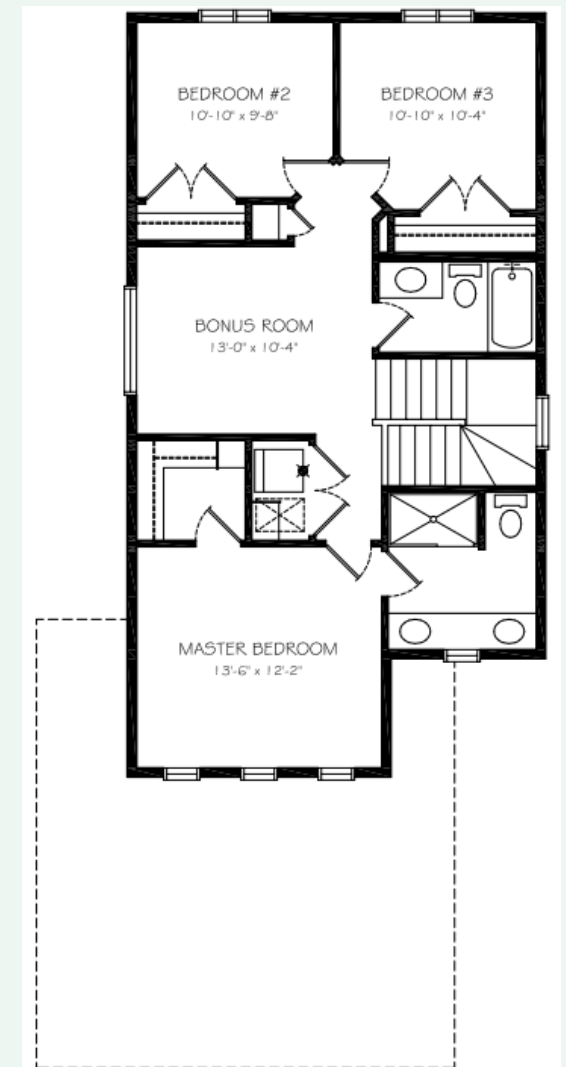
Main Floor

791 sq. ft



Second Floor

911 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)