

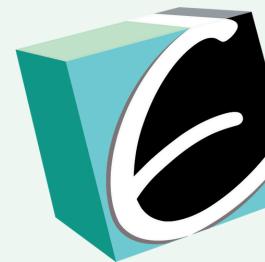
Basement Suite Development

537 sq. ft



Future Basement Development

795 sq. ft



EDGEWATER
HOMES

Resist The Norm!



@edgewater_development

@Edgewater Development Corp.

@edgewater_development_corp

THE RHUMLEY

1979 sq. ft. | 3 Bedroom + Bonus Room
2.5 Bathroom | Oversized Attached Double Garage

The Features You Need

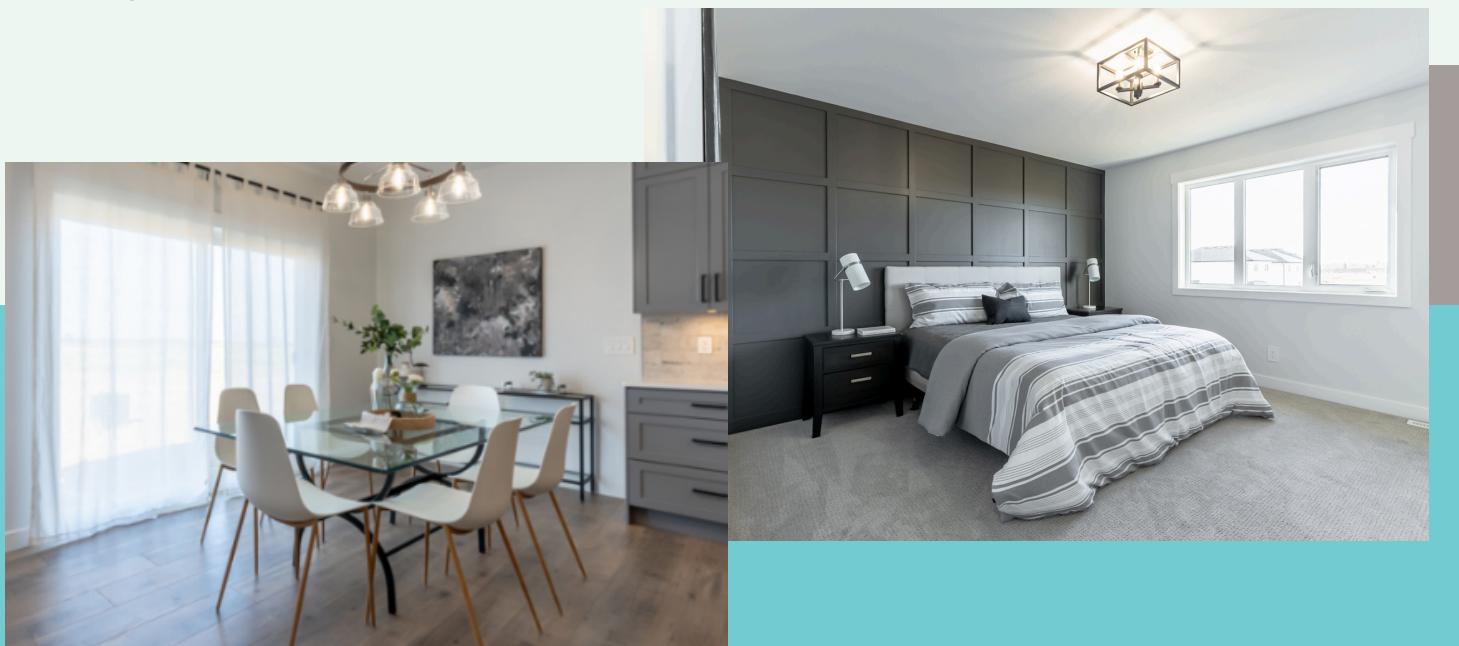
- Triple glazed oversized window package including basement windows
- Heat recovery ventilation system
- R20 insulated and drywalled oversized garage
- R12 insulated overhead garage door
- (wifi compatible) garage opener
- Dual stage furnace variable speed
- (wifi thermostat included)
- 50 gallon water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

Everything you need and want, included in an Edgewater home



The Features You Want

- Custom cabinets with 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 sink vanity, 5' tiled shower, and oversized soaker tub
- Innovative walk-through design with functional passage between the master suite/ensuite/walk-through closet/laundry room
- Painted feature accents
- Upgraded laminate, carpet, underlay, and tile



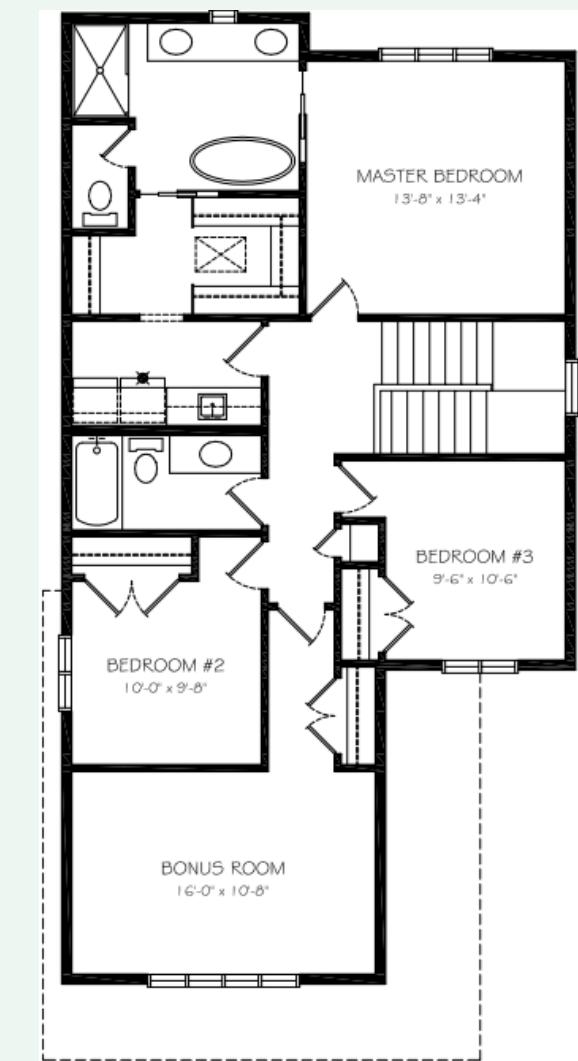
Main Floor

795 sq. ft



Second Floor

1184 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)