



EDGEWATER
HOMES

Resist The Norm!



THE CHELSEA

2160 sq. ft. | Two Storey | 3 Bedroom
2.5 Bathroom | Attached Triple Garage

The Features You Need

- Triple glaze glazed oversized window package
- 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



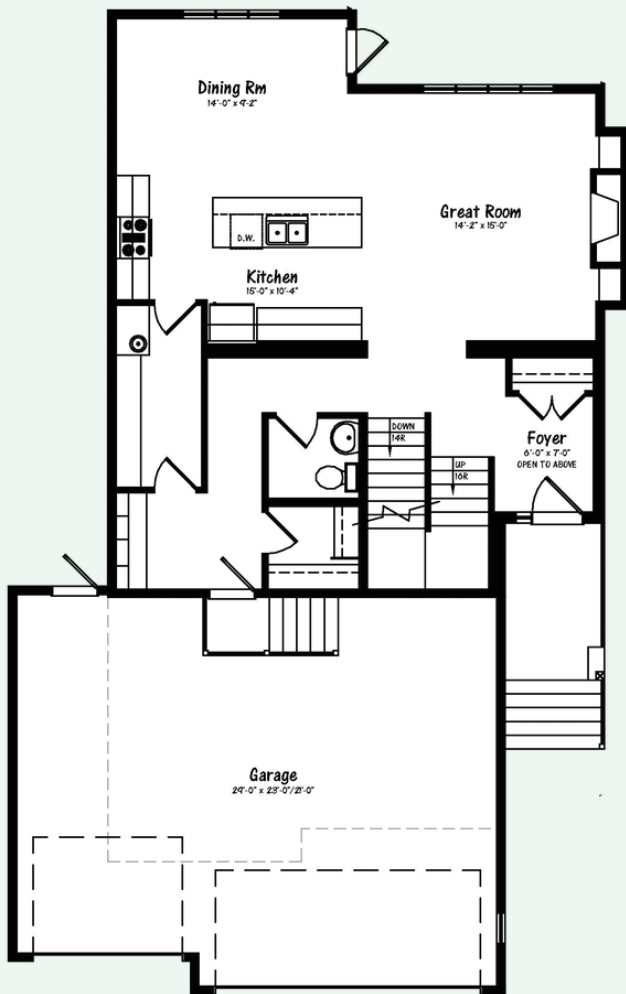
The Features You Want

- 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



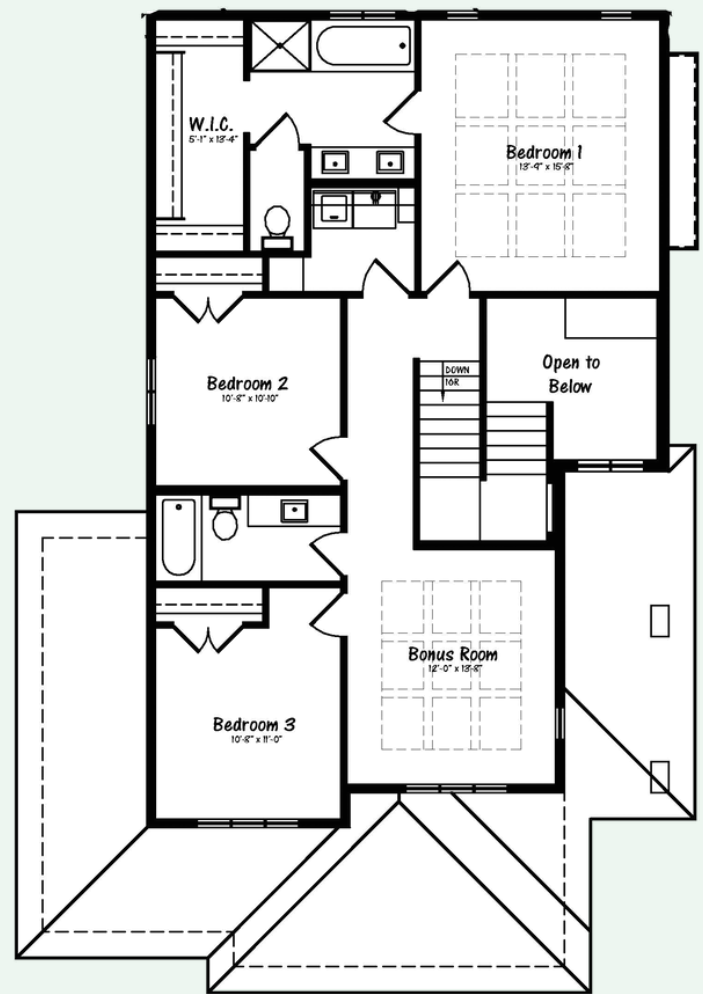
Main Floor

933 sq. ft



Second Floor

1155 sq. ft



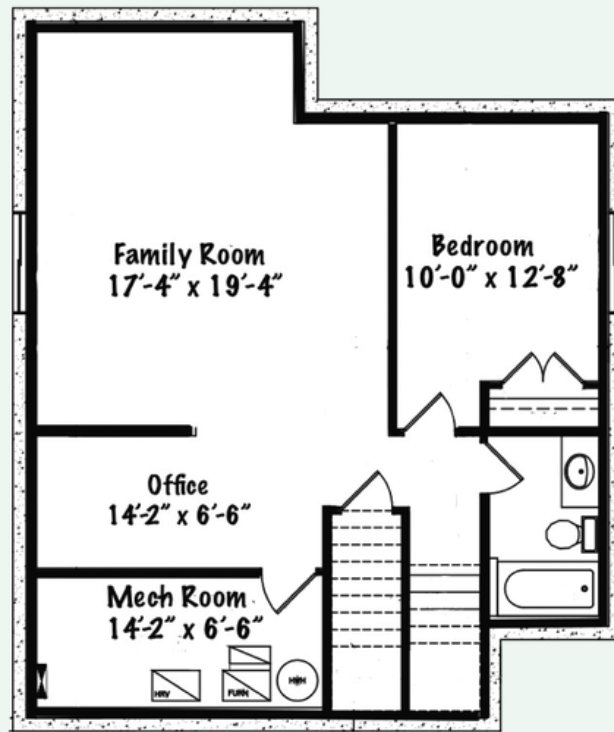
Why Edgewater?

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
- This model can be built with a double or triple garage (depending on lot size)

Future Basement Development

768 sq. ft



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