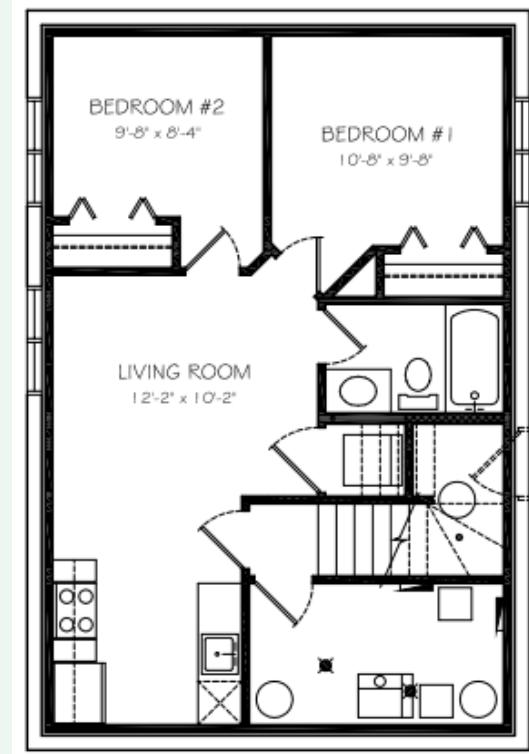


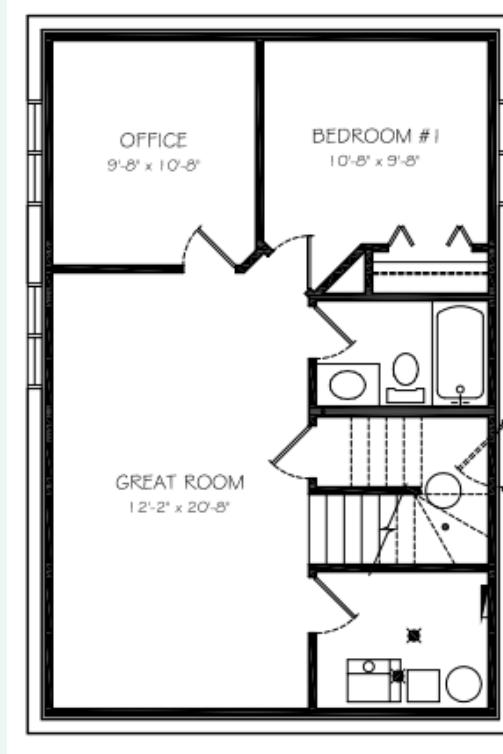
Basement Suite Development

551 sq. ft



Future Basement Development

791 sq. ft



@edgewater_development

@Edgewater Development Corp.

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EDGEWATER
HOMES

Resist The Norm!



THE BRONX

1602 sq. ft. | Two Storey | 3 Bedroom
2.5 Bathroom | Attached Double Garage

The Features You Need

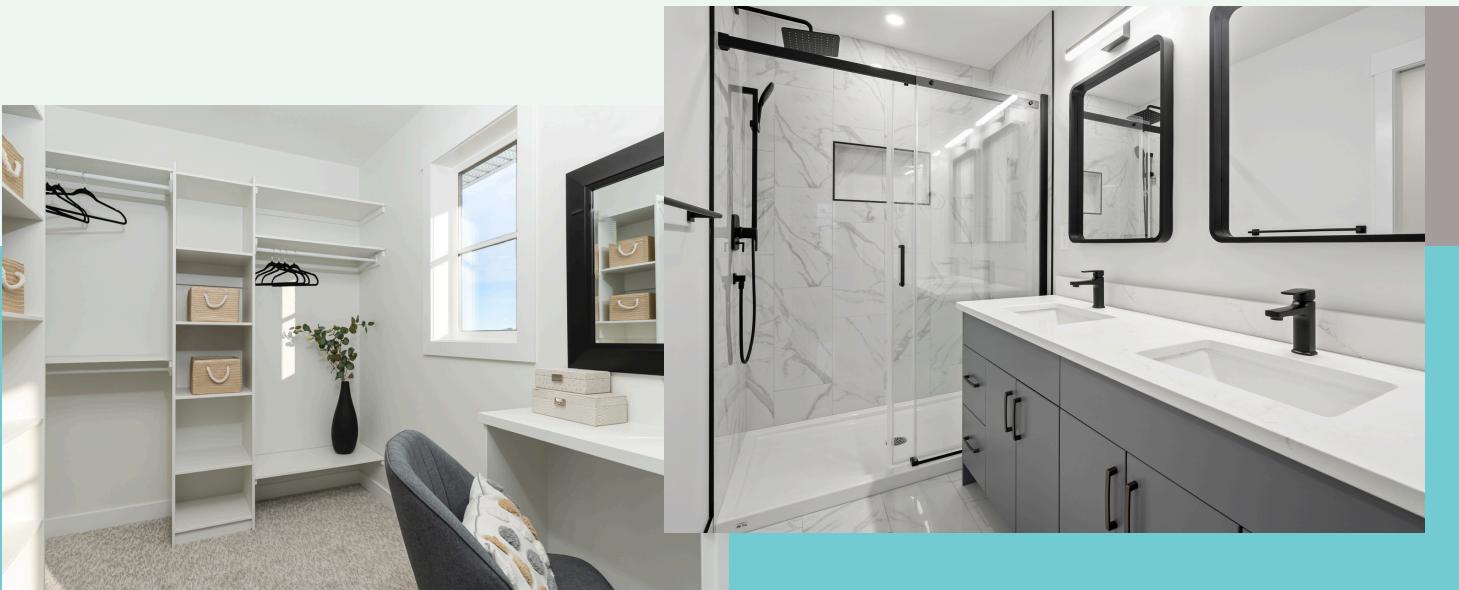
- Triple glazed oversized window package, including basement windows
- Heat recovery ventilation system
- R20 insulated and drywalled oversized garage
- R12 insulated overhead garage door
- (wifi compatible) garage opener
- Dual stage furnace variable speed
- (wifi thermostat included)
- 50 gallon water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

Everything you need and want, included in an Edgewater home



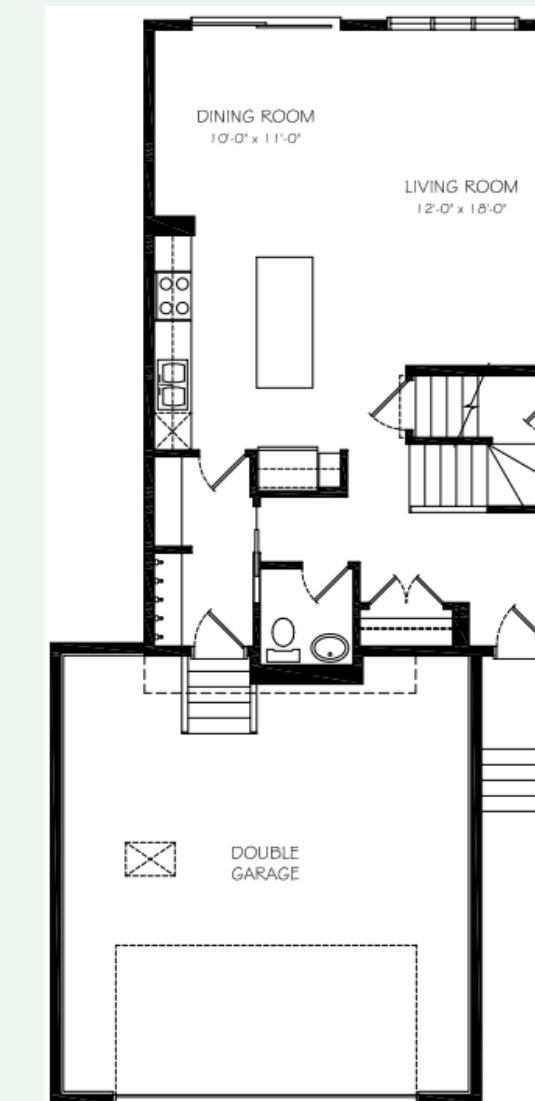
The Features You Want

- Open concept Great Room with fireplace
- Custom cabinets and 7' island
- Quartz countertops
- Pullout spice drawers on each side of the range
- Mud room with walk through pantry
- Large master bedroom with walk-in closet and make up station
- Ensuite with dual vanity sinks
- Second story laundry with floor drain
- Oversized deep soaker tub in the main bathroom
- Painted feature accents
- Upgraded laminate, carpet, underlay, and tile



Main Floor

791 sq. ft



Second Floor

811 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)