

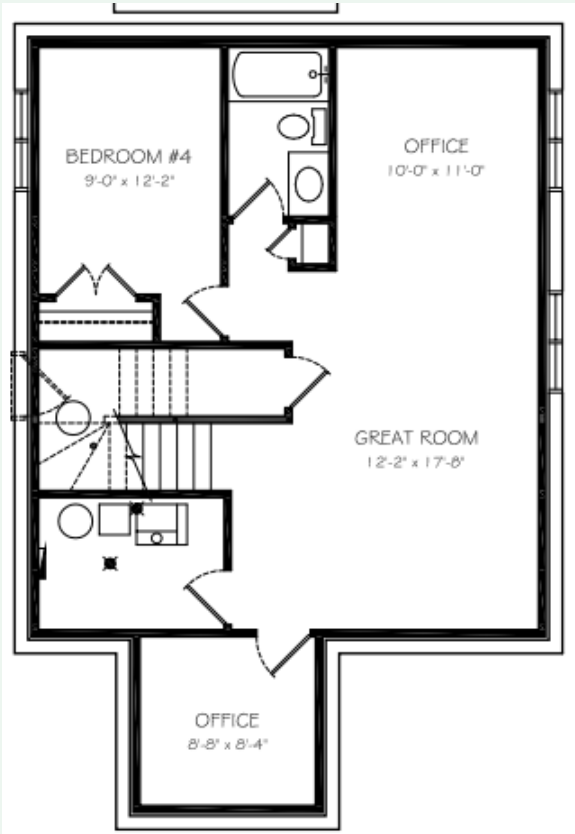
Basement Suite  
Development

586 sq. ft



Future Basement  
Development

944 sq. ft



EDGEWATER  
HOMES

*Resist The Norm!*



THE  
QUEENS

2089 sq. ft. | 3 Bedroom + Bonus Room | 2.5 Bathroom  
Oversized Attached Double Garage | Main Floor Office



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# 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**



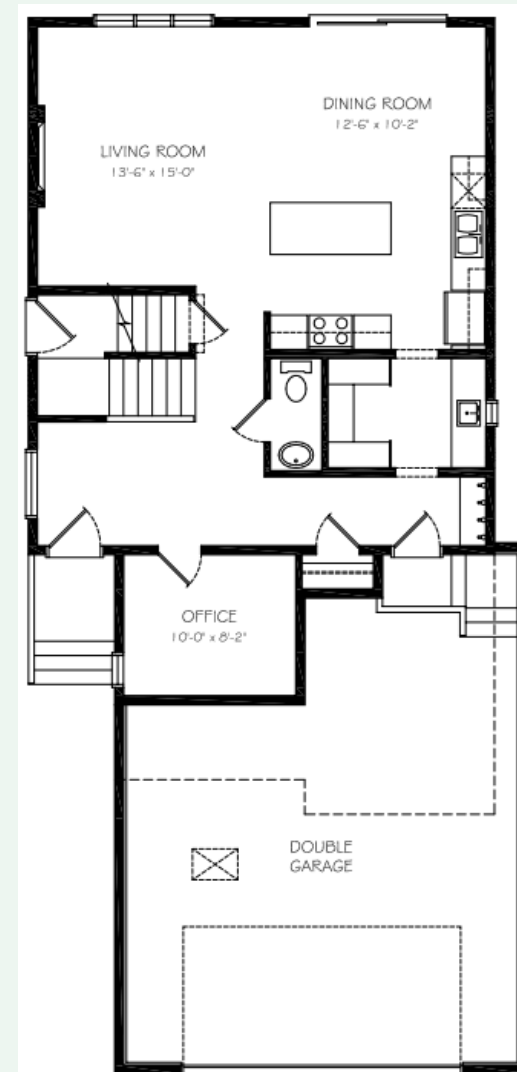
# The Features You Want

- Quartz countertops
- Custom cabinets to ceiling
- 80" island
- Oversized butler's pantry
- Spacious and unique master bedroom design
- Ensuite with dual vanity sinks, 5' tiled shower and oversized soaker tub
- Innovative walk-through design with functional passage between the master suite/ensuite/walk-through closet/laundry room
- Central bonus/flex room located upstairs
- Painted feature accents
- Upgraded laminate, carpet, underlay, and tile



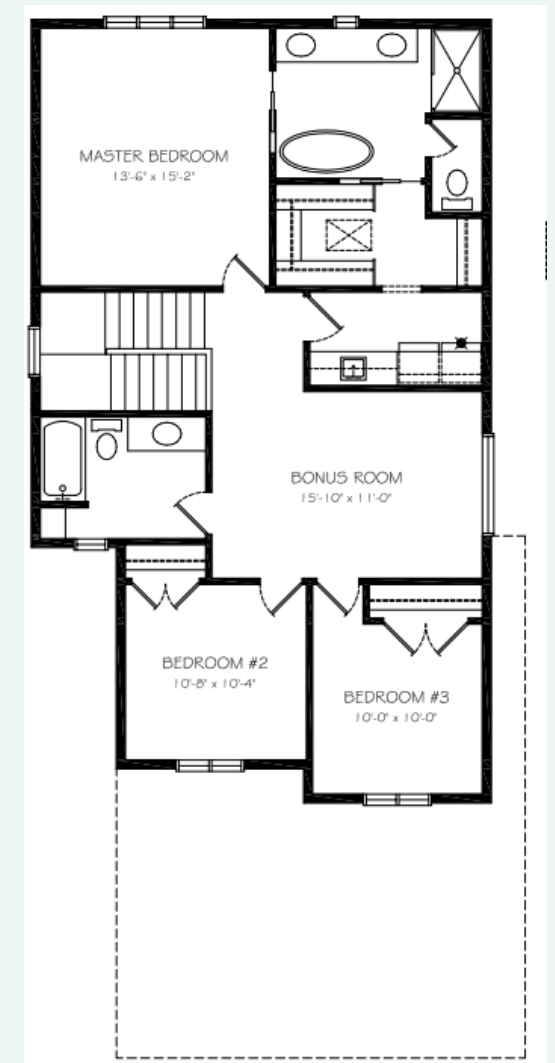
## Main Floor

**944 sq. ft**



## Second Floor

**1145 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 " sheathing 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)