

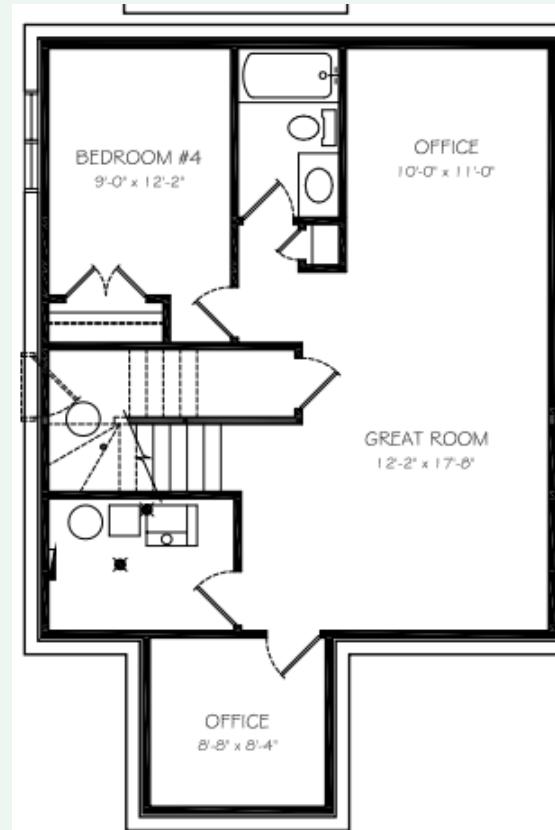
Basement Suite Development

586 sq. ft



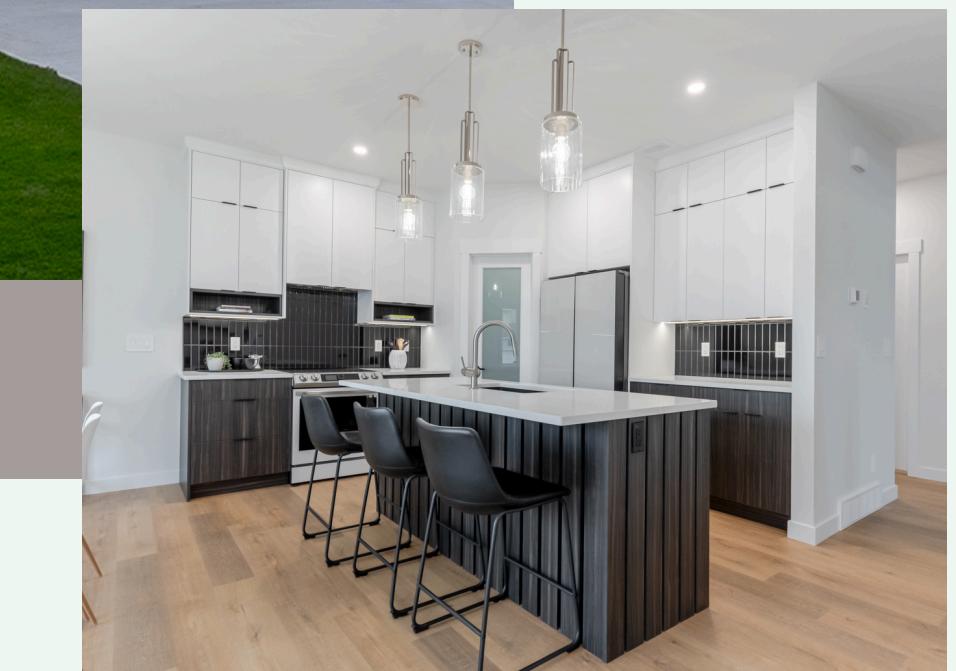
Future Basement Development

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 " 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)