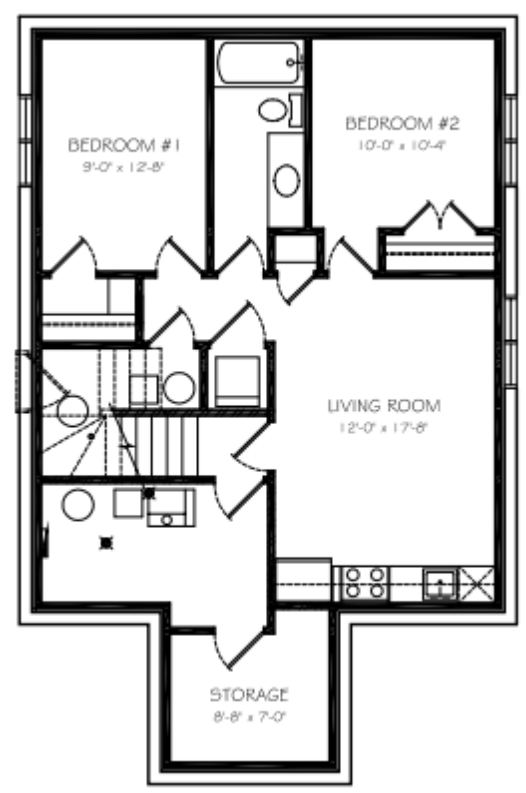


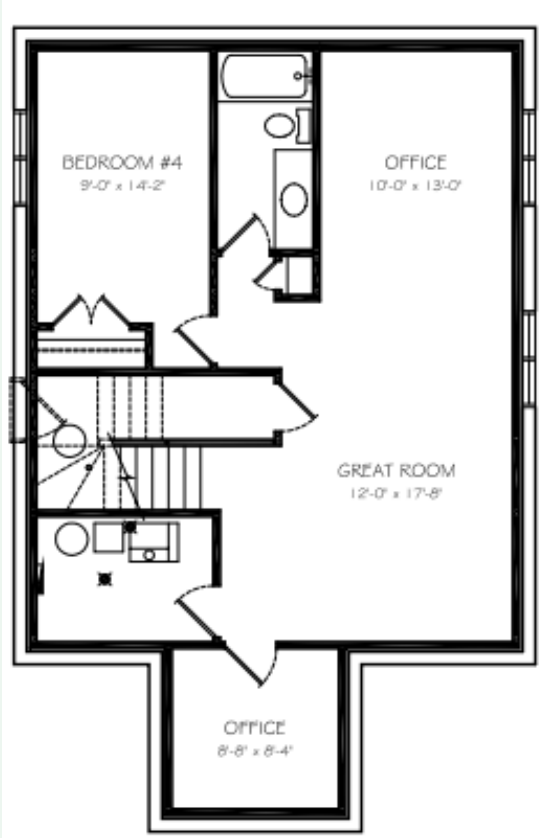
Basement Suite  
Development

637 sq. ft



Future Basement  
Development

993 sq. ft



EDGEWATER  
HOMES

*Resist The Norm!*



THE  
RICHMOND

2338 sq. ft. | 3 Bedroom + Bonus Room  
2.5 Bathroom | Oversized Attached Double Garage



@edgewater\_development  
@Edgewater Development Corp.  
@edgewater\_development\_corp



# 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**



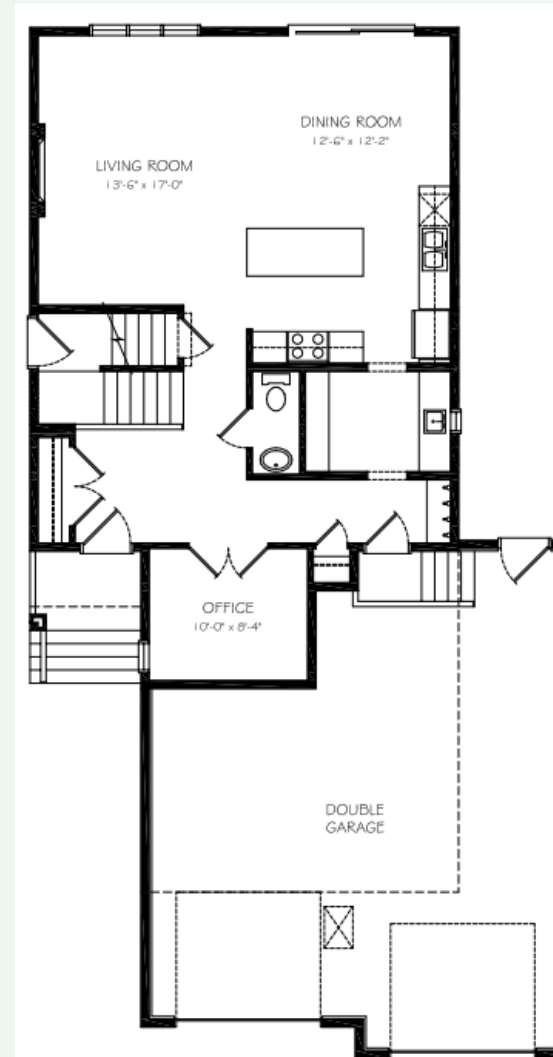
# The Features You Want

- 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



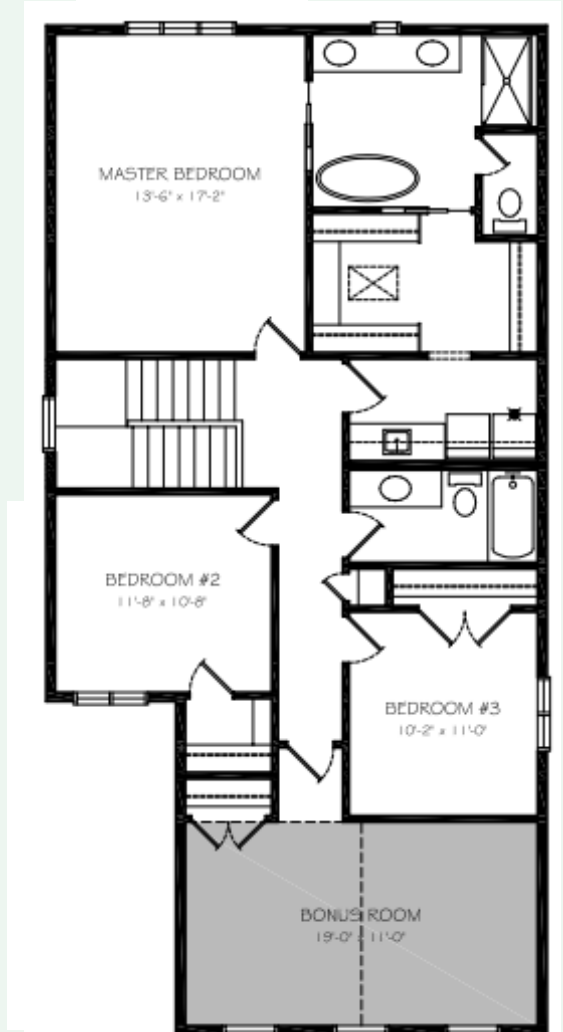
## Main Floor

**993 sq. ft**



## Second Floor

**1345 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)