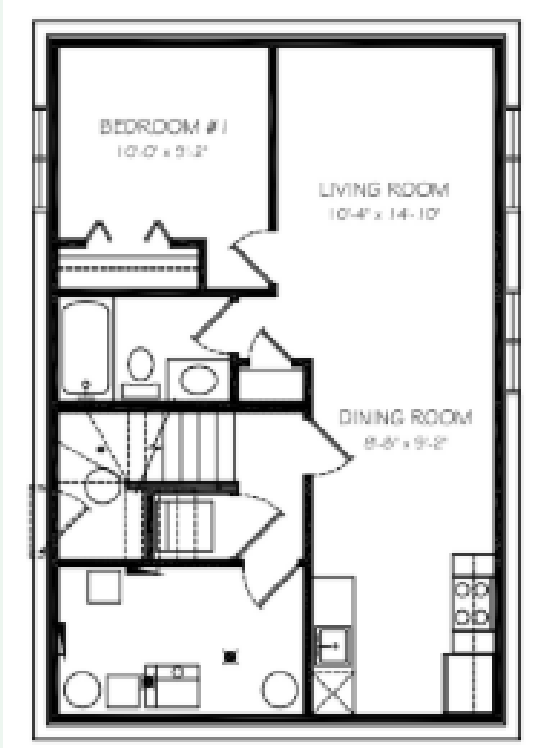


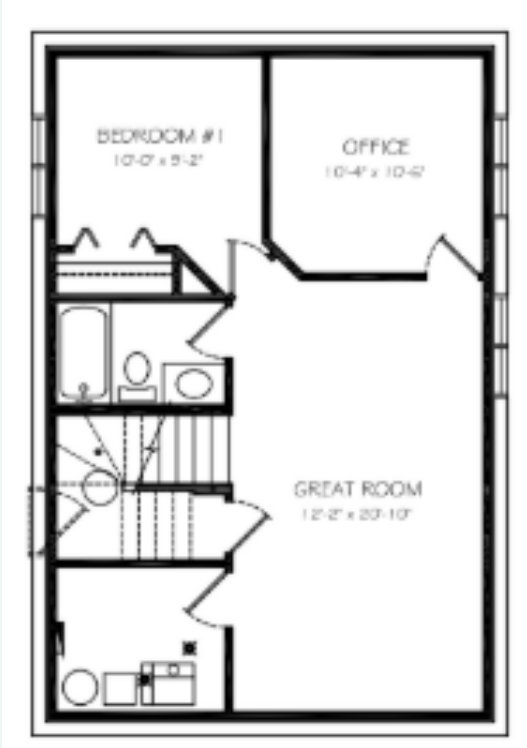
**Basement Suite
Development**

522 sq. ft



**Future Basement
Development**

791 sq. ft



**EDGEWATER
HOMES**




Resist The Norm!



**THE
SUMMIT**

**1605 sq. ft. | Two Storey | 3 Bedroom
2.5 Bathroom | Attached Double Garage**



 @edgewater_development
 @Edgewater Development Corp.
 @edgewater_development_corp

The Features You Need

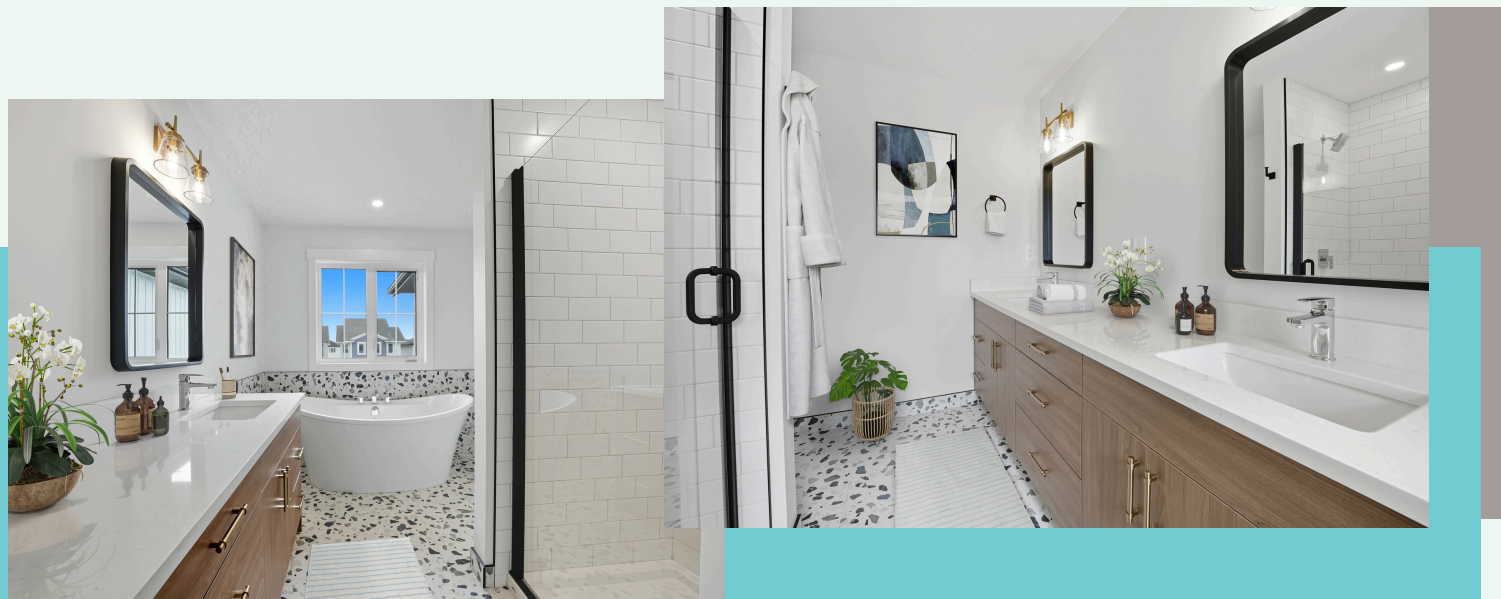
- Triple glaze glazed oversized window package
- Heat recovery ventilation system
- R20 insulated and drywalled oversized garage
- R12 insulated overhead garage door (wifi compatible) garage opener
- Dual stage furnace variable speed (wifi thermostat included)
- 50 gallon water heater
- Front yard landscaping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

Everything you need and want, included in an Edgewater home



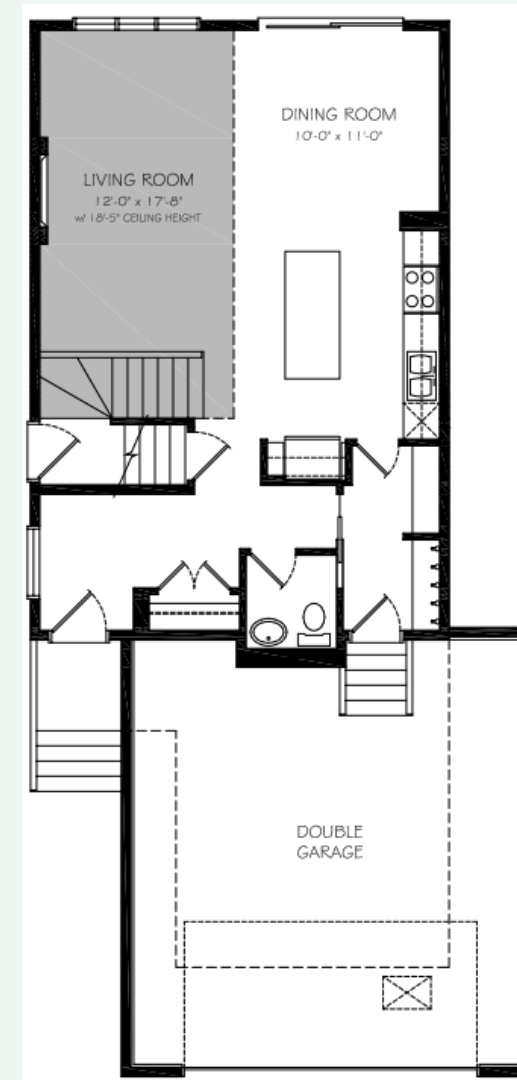
The Features You Want

- Custom cabinets and 7' island
- Quartz countertops
- Mud room with walk through pantry
- Soaring 18' great room with fireplace
- Open railing system in stairwell & 2nd floor hallway
- Large master bedroom
- Ensuite with dual vanity sinks, free standing tub & shower
- Second story laundry with floor drain
- Oversized deep soaker tub in the main bathroom
- Painted feature accents
- Upgraded laminate, carpet, underlay, and tile



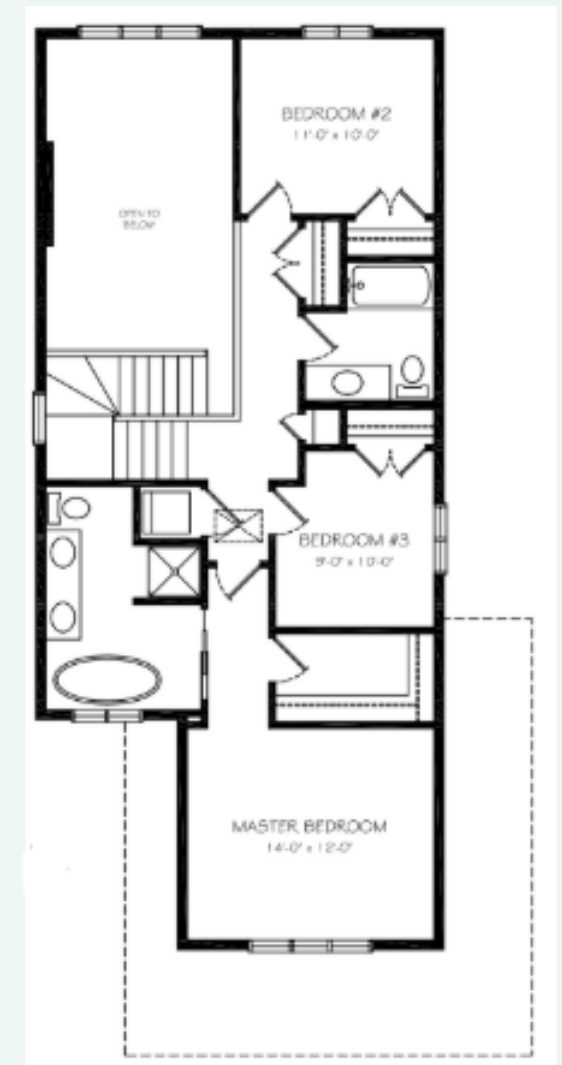
Main Floor

791 sq. ft



Second Floor

814 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