



EDGEWATER  
HOMES

*Resist The Norm!*



# THE BROADWAY

**1691 sq. ft. | Two Storey | 3 Bedroom**  
**2.5 Bathroom | Attached Double Garage**

# 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**



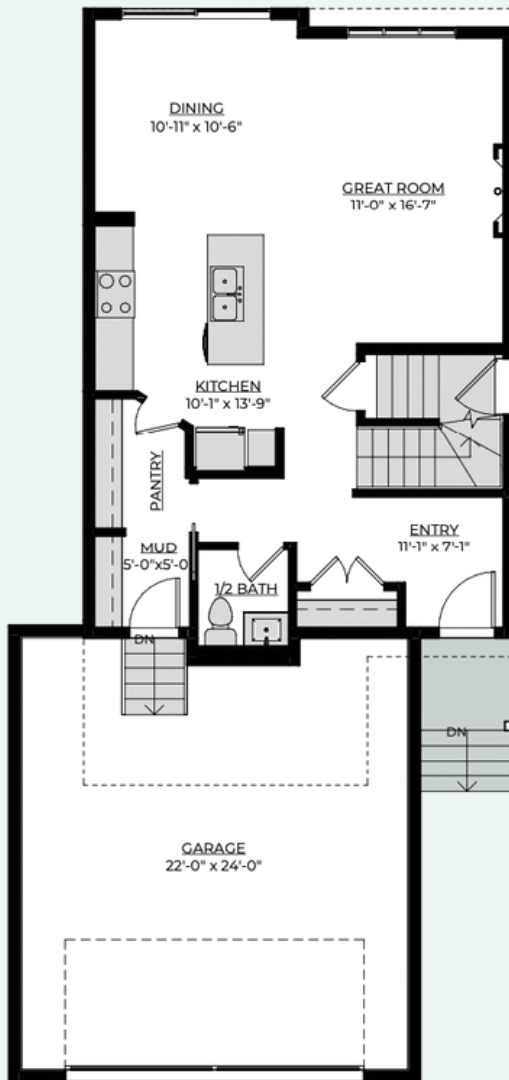
# The Features You Want

- Custom cabinets and 7' island
- Quartz countertops
- Mud room with walk through pantry
- Open concept Great Room with fireplace
- Large master bedroom
- Ensuite with dual vanity sinks
- Second story laundry with floor drain
- Oversized deep soaker tub in the main bathroom
- Central bonus/flex room located upstairs
- Painted feature accents
- Upgraded laminate, carpet, underlay, and tile



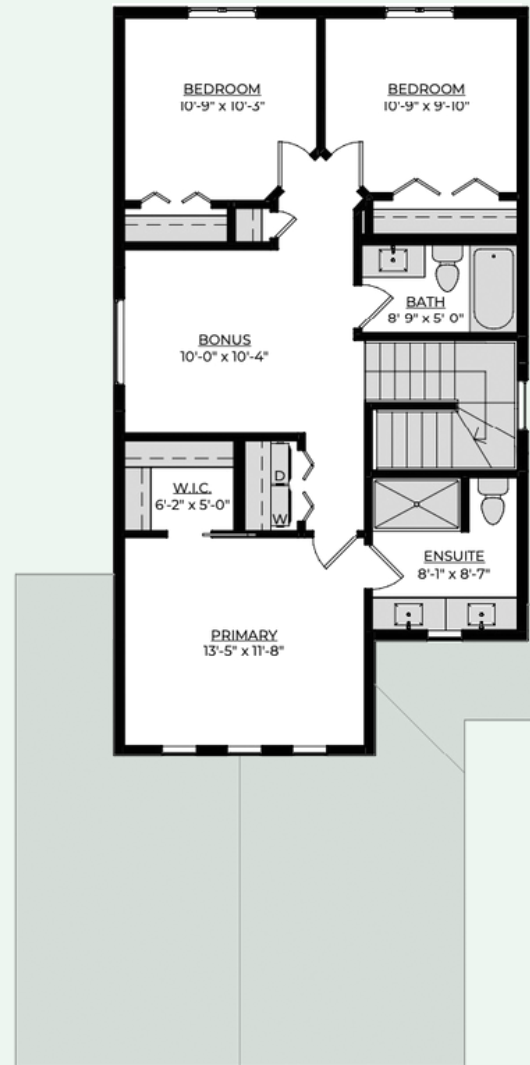
## Main Floor

780 sq. ft



## Second Floor

911 sq. ft



## Why Edgewater?

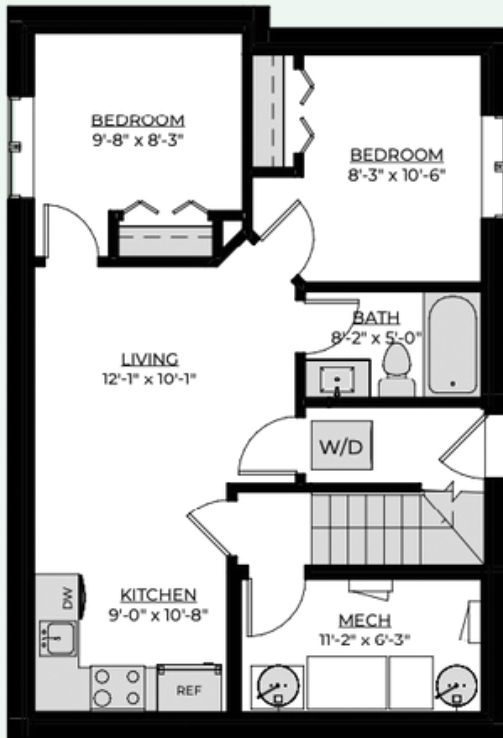
Our homes come with several features designed to ensure maximum strength, rigidity, and energy efficiency. These features include:

- 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



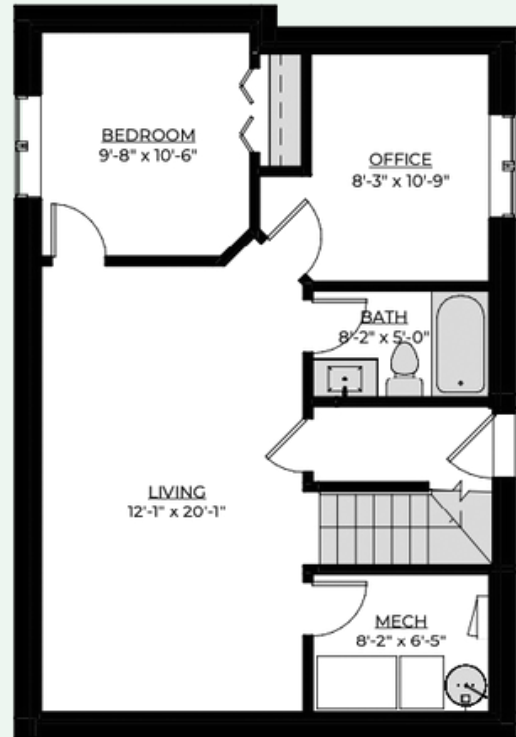
# Basement Suite Development




586 sq. ft



# Future Basement Development

771 sq. ft



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