



THE HILLS AT CHARLESWORTH SHOWHOME

714 Charlesworth Way SW, Edmonton
587.521.5869

hillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-033720
Lot 7, Block 1, Plan 152-2167

DETAILS

- 3 bedrooms, 2.5 bath with second floor laundry & large bonus room. Main floor den
- 9' ceiling on main floor with hardwood & tile flooring throughout the main floor
- Quartz countertop in the kitchen and second floor bathrooms with undermount sinks
- Soffit plug for Christmas lights included
- Hills address plaque
- Kitchen has Samsung stainless steel appliance package with white front load washer and dryer and chimney hood fan
- Full air conditioning unit
- Full front and back landscaping
- Low E argon filled Energy Star rated windows
- Heat recovery ventilator, high efficiency furnace and hot water tank
- Full rear deck completed 14' x 12'
- Full showhome security system
- Premium siding on the outside
- Added 2' to the width of the garage and bonus room, and 2' to the length of the garage
- Cantilevered gas linear fireplace complete with tile to the ceiling
- Upgraded to maple railing with patterned metal spindles on main & second floor
- Corner lot treatment which gives additional windows
- Window coverings and bedding included
- Upgraded sliding shower door to 10 mm glass door
- Upgraded 5' shower enclosure to a fully tiled shower & base
- High visibility rear elevation & corner treatment
- Upgraded to valance moulding complete with LED under cabinet lighting
- Added a laundry sink with cabinets to laundry room with granite countertop
- 10 lb chip foam underlay for carpet
- Added sidelights beside garden doors at dinette
- Double garden doors with clear blinds
- Upgraded ensuite freestanding tub
- Moen faucets on main & second floor
- Upgraded half bath to vanity with granite and undermount basin
- Garage man door to the side of the garage
- Upgraded main floor den doors to 10 mm glass double doors
- Added U-shaped vanity slide out trays to vanity cabinet
- Smart Home tech features included

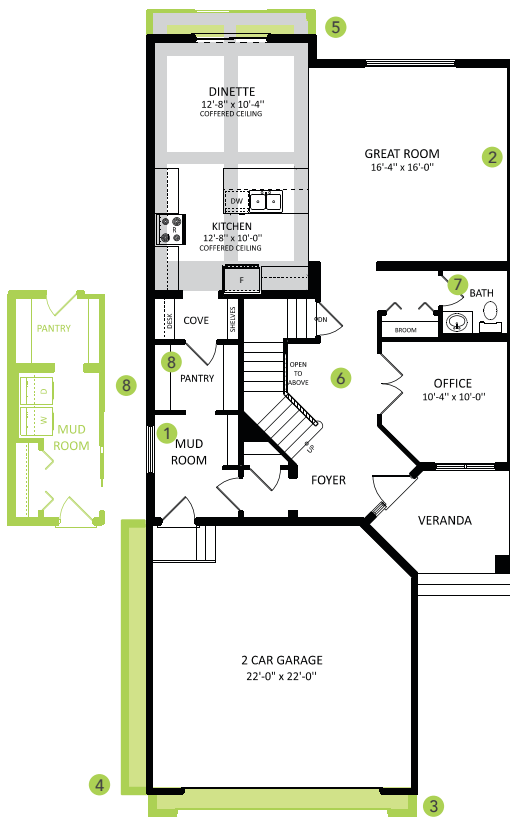


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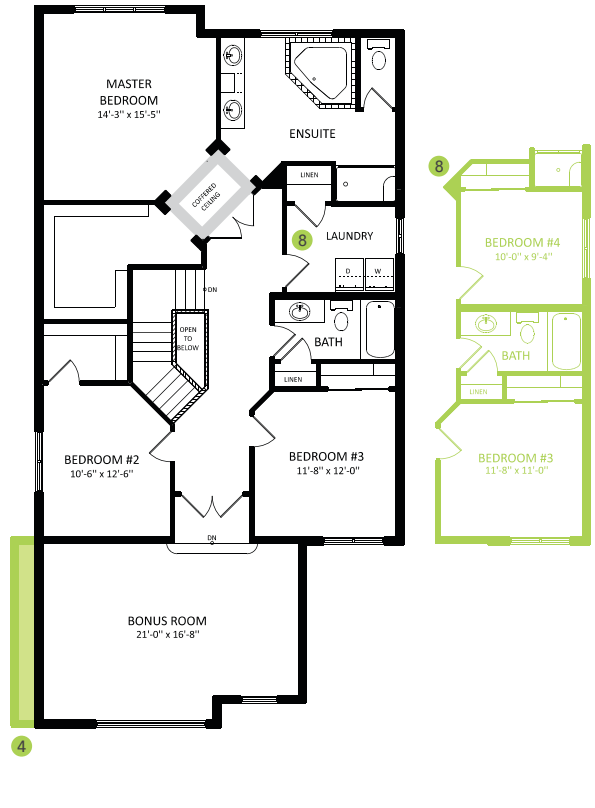
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Main Floor
1128 SQ FT



Second Floor
1561 SQ FT