

# Cavell Phoenix II

1742 SQ FT

212 - 40A Avenue NW



- 3 bedrooms, 2.5 bathrooms, bonus room
- Second floor laundry room including storage shelves
- Large walk-in closet in the master bedroom
- Granite countertops in kitchen and second floor bathrooms
- Vinyl plank flooring on main floor and bathrooms
- Carpet with 8 pound underlay
- Cabinets raised to ceiling
- Full height ceramic backsplash
- Fireplace build-out with future TV wall mount
- Built-in bench in mudroom
- Stone added to front elevation
- Stockton glass panels added to garage door
- Full height foundation under garage
- "Hotbox" above garage
- Pre-cast concrete steps
- Rough-in in the basement for future bathroom
- Oversized triple pain windows
- 6 appliance package (washer, dryer, fridge, OTR, dishwasher, range)
- Decora style light switches and Decora outlets
- LED lights
- Garage door includes wireless keypad
- Nest 3rd generation thermostat

## Maple Crest Showhome

416 42 Avenue NW, Edmonton, AB.

587.521.7744

maplecrestsales@bedrockhomes.ca

Job # MPC-0-034229 Lot 22, Block 13, Plan 162-3032

## Notes:

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VISIT US AT ANY OF OUR SHOWHOMES!

Monday - Thursday 3-8pm, Weekends & Holidays 12-5PM



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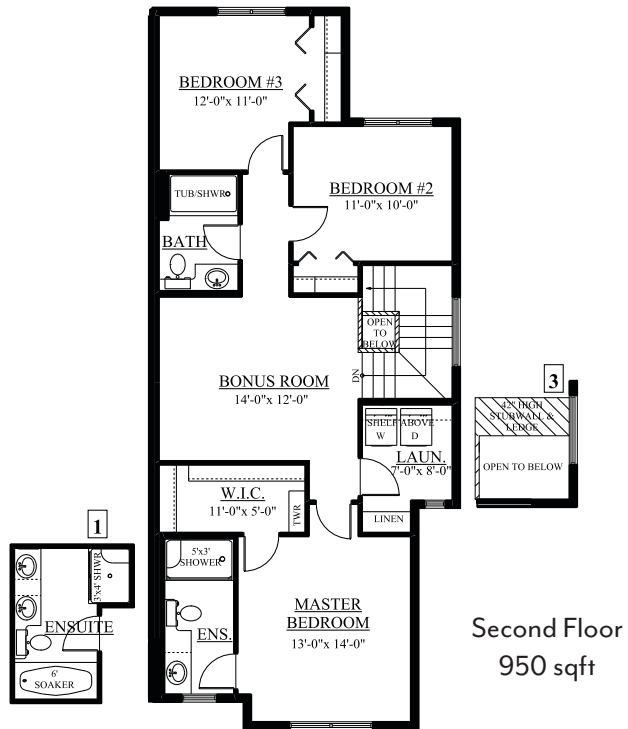
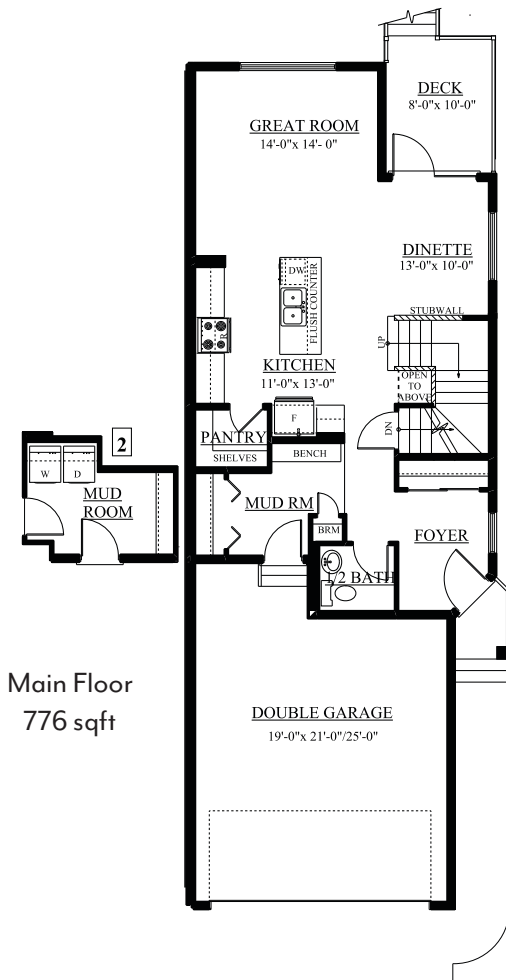
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