

Elena P at 6403 27 Ave SW

| BED | BATH | SQ FT | HOME STYLE |
|-----|------|-------|----------------------------|
| 3 | 2.5 | 2088 | FRONT ATTACHED GARAGE HOME |

GARAGE TYPE

DOUBLE ATTACHED



COMMUNITY

perch
AT MATTSON

SHOWHOME
ADDRESS

744 Mattson Dr

SHOWHOME
HOURS

Monday - Thursday
from 3 - 8PM
Weekend and
Holidays
from 12 - 5PM

CONTACT

Brian Tate
587.801.7285

BLOCK: 2 LOT: 10

STAGE: 1 JOB: PER-0-035631

Model Features

- Spacious main floor comes with a living room, dinette, and central kitchen and 41" soft close upper cabinets with a walk-through pantry and mud room

- Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Ring video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen.
- Side entry is added for a future legal suite, the basement ceilings are upgraded to 9'
- Spindle railing on the stairs and upper hall to create an open feel from main floor to upper level.
- Built with a 5-piece ensuite with upgraded stand-up shower, dual sinks and a soaker tub!
- Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator.
- All Bedrock homes include a complete appliance package that includes: Stainless Steel kitchen appliances including a 28 cu. Ft. French door fridge with bottom pull out freezer and ice machine, a 5 burner range, an OTR microwave and a built-in dishwasher.
- 50" Linear Ortech LED electric fireplace
- Energy efficient features include dual pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient and direct vented furnace, 80gal hot water tank and Bedrock's "Hotbox" system.
- Quartz counters in the Kitchen and all Bathrooms was upgraded
- Luxury Vinyl Plank flooring throughout the main floor and all "wet" areas
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs. under pad
- Painted basement floor and the removable 5' x 2' dual slider
- Basement windows are wide enough to fit drywall through for future basement development.
- All ductwork is cleaned prior to moving in

Floor Plans

MAIN FLOOR



SECOND FLOOR



LEGAL BASEMENT SUITE

