



EDGEWATER
HOMES

Resist The Norm!



THE MADISON

**Edgewater's newest
Bungalow model**

**1261 sq. ft. | 2 Bedroom
2 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



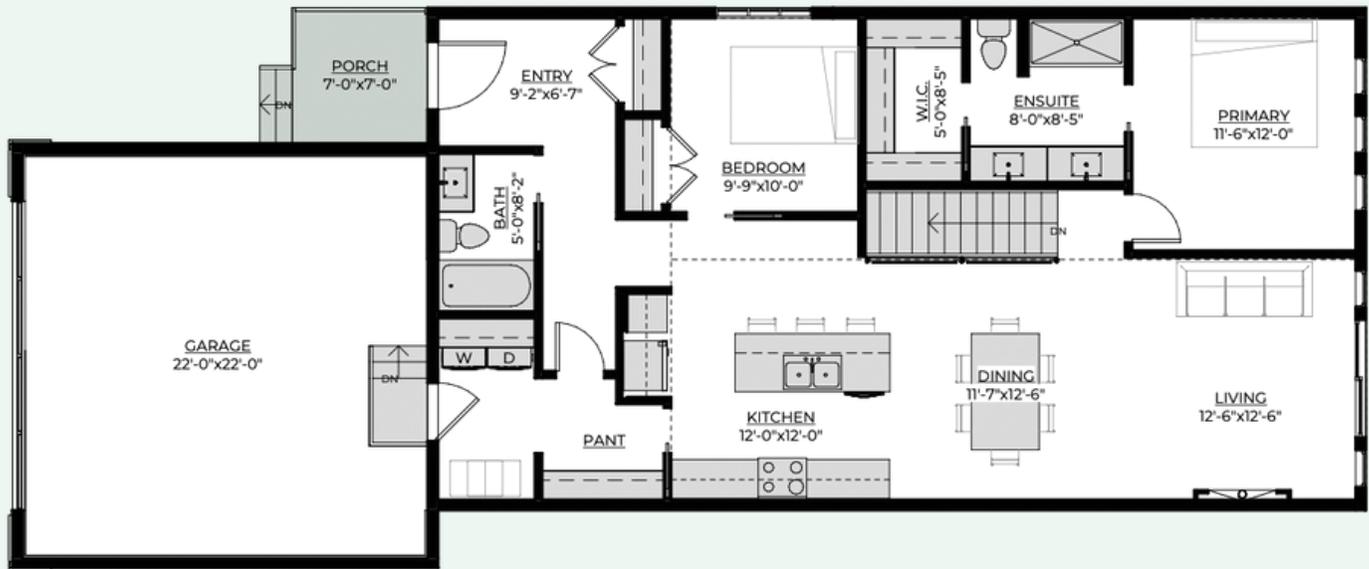
The Features You Want

- Open concept Great Room with fireplace
- Custom cabinets and 8' island
- Quartz countertops
- Mud room with walk through pantry
- Large master bedroom with walk-in closet
- Ensuite with dual vanity sinks
- Main floor laundry with floor drain
- Oversized deep soaker tub in the main bathroom
- Painted feature accents
- Upgraded laminate, carpet, underlay, and tile



Main Floor

1261 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

Future Basement Development

1261 sq. ft



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