



EDGEWATER
HOMES

Resist The Norm!

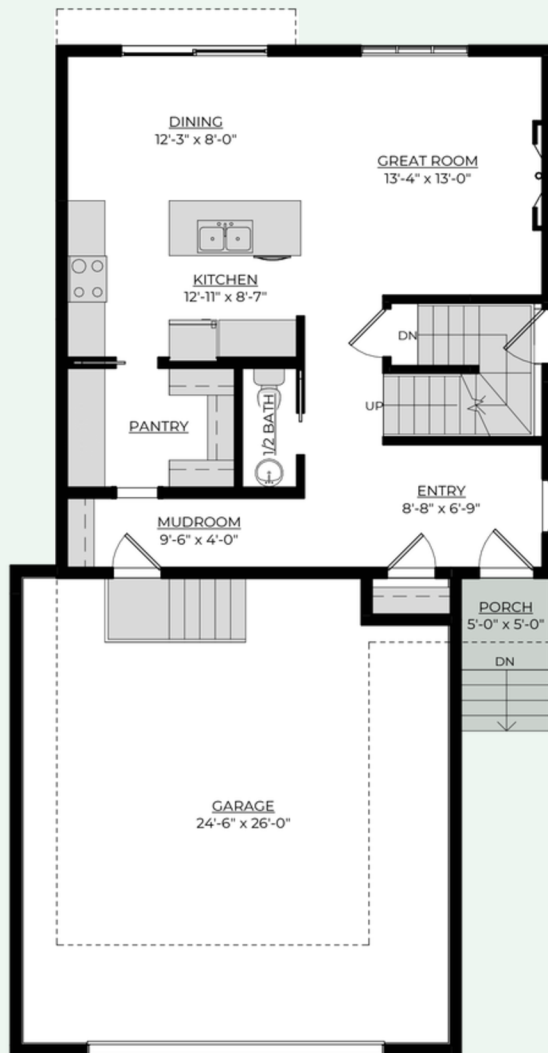


THE RHUMLEY

1967 sq. ft. **3 Bedroom + Bonus Room**
2.5 Bathroom **Oversized Attached Double Garage**

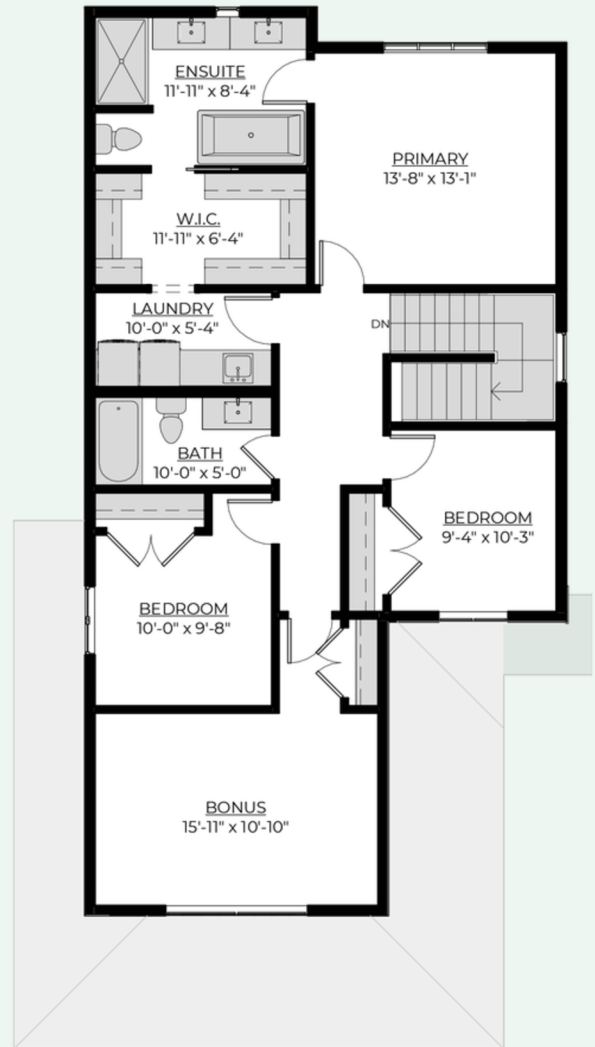
Main Floor

783 sq. ft



Second Floor

1184 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
- This model can be built with a double or triple garage (depending on lot size)

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**



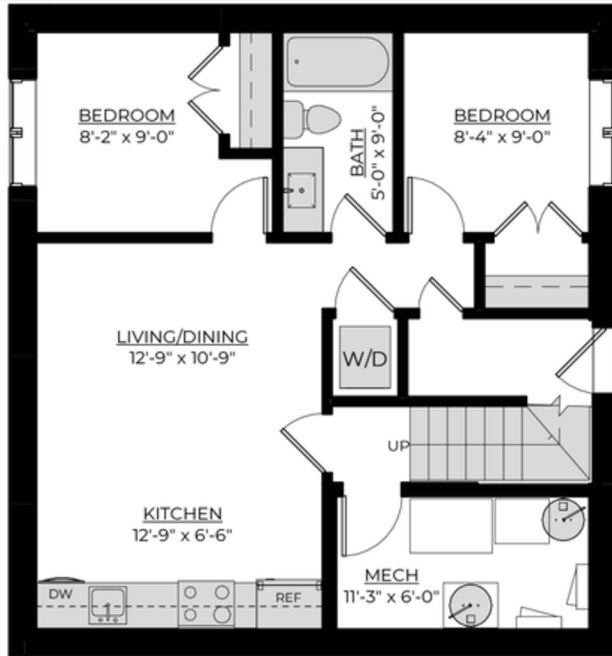
The Features You Want

- Custom cabinets with undermount lighting
- Quartz countertops and 7' 10" island
- Mud room with walk through pantry
- Open concept Great Room with fireplace
- Large master bedroom
- Ensuite with dual sink vanity, 5' tiled shower, and oversized soaker tub
- Innovative walk-through design with functional passage between the master suite/ensuite/walk-through closet/laundry room
- Painted feature accents
- Upgraded laminate, carpet, underlay, and tile



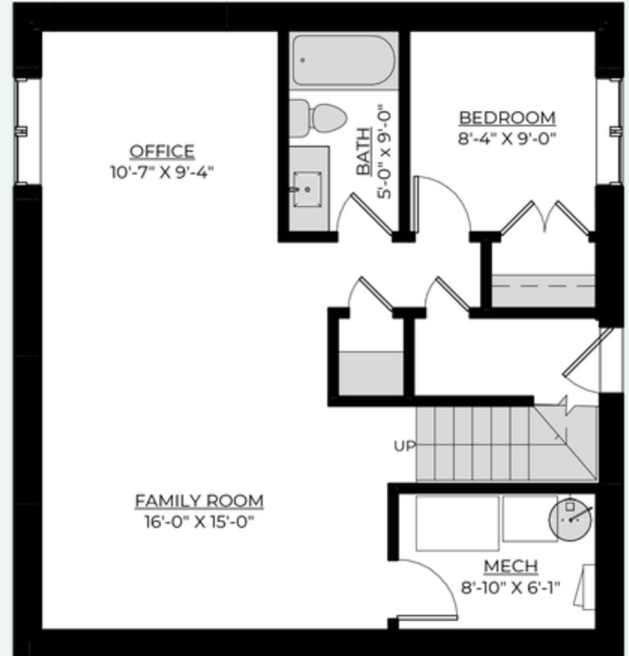
Basement Suite Development




619 sq. ft



Future Basement Development

783 sq. ft



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