

Quick  
Possession

Weston  
AT EDMONTON

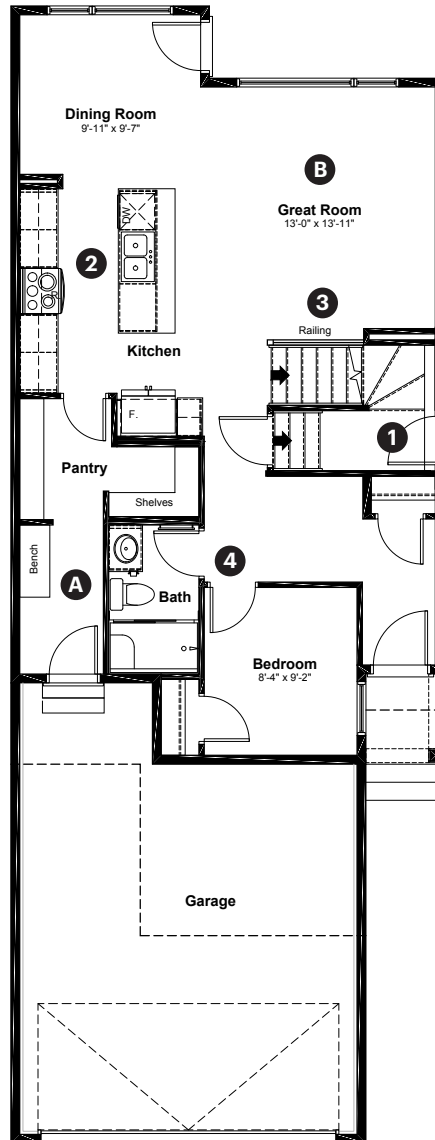
2361 Egret Way NW  
Edmonton, AB

1,961 sq ft  
3 bedrooms  
2.5 bathrooms

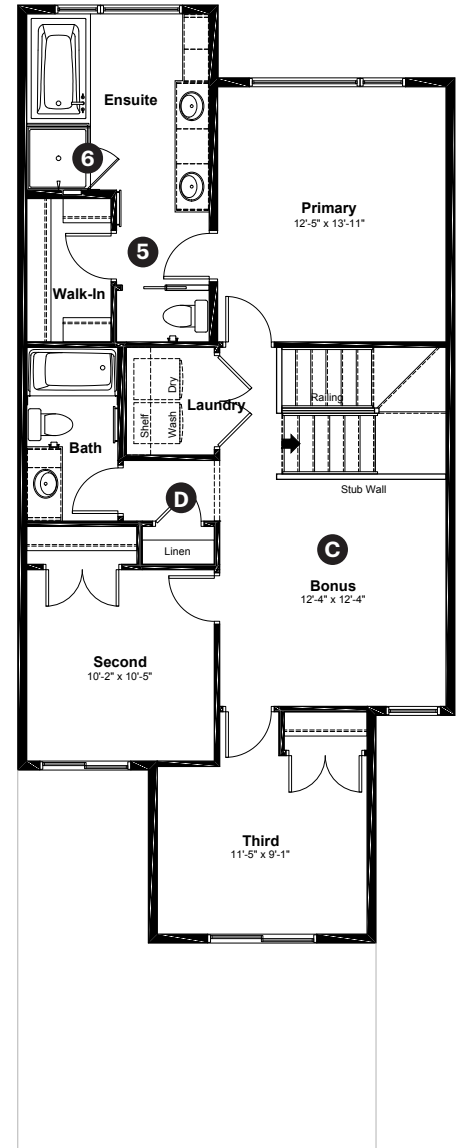
Modern Farmhouse  
Elevation

Anthem

Main Floor: 899 sq ft



Upper Floor: 1,062 sq ft



#### Quick Possession Home Options

- 1 Side entry
- 2 Level 2 kitchen cabinet layout
- 3 Main floor railing
- 4 Main floor bedroom with full bath
- 5 Primary ensuite option 1
- 5 Tiled walls with niche in ensuite shower

#### Quick Possession Home Highlights

- A Large mudroom with built-in bench
- B 9' high main floor ceilings
- C Large bonus room
- D Large upstairs linen closet

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. The builder reserves the right to make change and modifications to the information contained herein. E.&O.E.

Front Drive 110

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Anthem



## Features

### Anthem Construction Standards

- Low maintenance architectural asphalt shingles
- Anthem maximizes window coverage on every home to provide your home with natural light
- Windows are also triple plane low-E argon filled windows above grade
- Includes a 50 gallon gas water tank and 96% high-efficient gas furnace with dual-stage with variable speeds. It also has an integrated HRV system with dedicated pick up locations in each bathroom with timers for easy use
- Decora type switches throughout the home
- R-50 blown insulation in all attic spaces
- Rough-in waterline to fridge

### The Interior

- Ceilings are finished with a splatter texture
- Luxury vinyl plank flooring on main floor
- Luxury vinyl tile flooring in upper bathrooms and laundry
- Carpet on finished stairs and upstairs with an 8lb underlay
- Quartz countertops in kitchen and bathrooms
- Undermount stainless steel kitchen
- Undermount bathroom sinks
- Stainless steel appliance package includes chimney hoodfan and built in microwave
- Brushed nickel lighting package

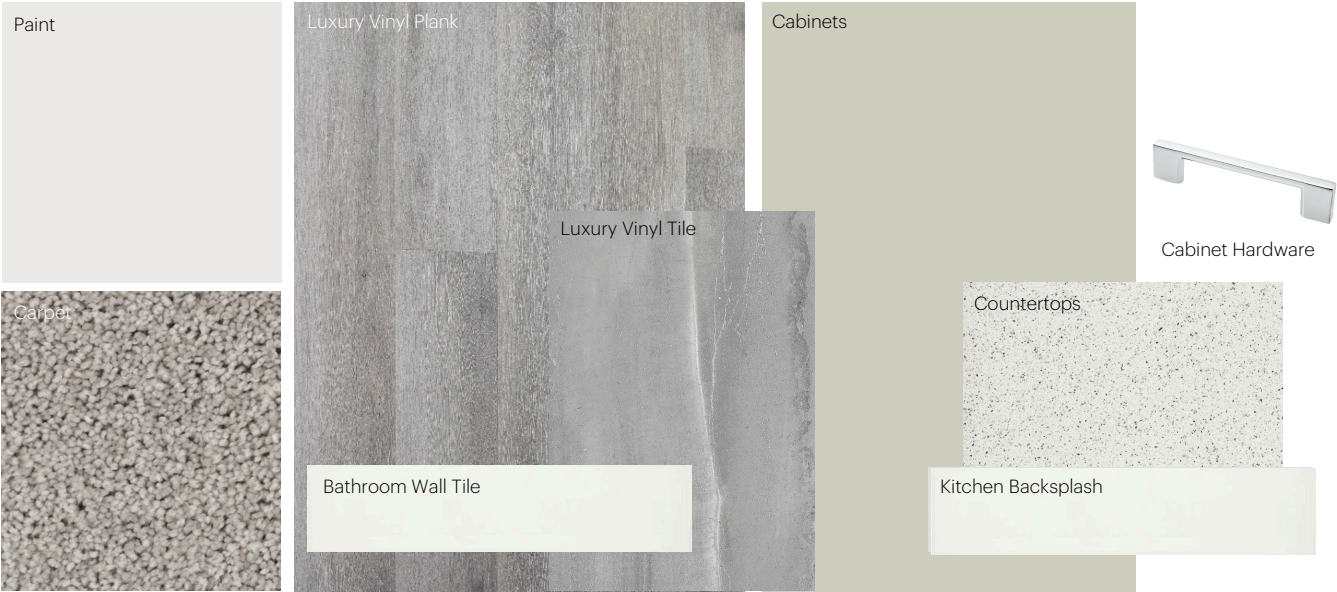
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Front Drive 110

# Anthem Home Palette Selections

**Model:** Front Drive 110
 **Address:** 2361 Egret Way NW, Edmonton AB

## Cabinets, Flooring and Countertops



## Plumbing



## Finishing



# Anthem Home Palette Selections

**Model:** Front Drive 110
 **Address:** 2361 Egret Way NW, Edmonton AB

## Lighting



Dining Room



Island Pendant



Stairwell



Bedrooms




Halls / Closets



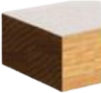
Bathrooms

\*Number of lights determined by size of vanity

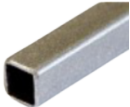
## Railing




Spindle Pattern




Handrail



Iron Color



Post



Post Cap

## Appliances



Fridge



Chimney Hoodfan



Stove



Built in microwave



Dishwasher

