

Quick
Possession

Weston
AT EDMONTON

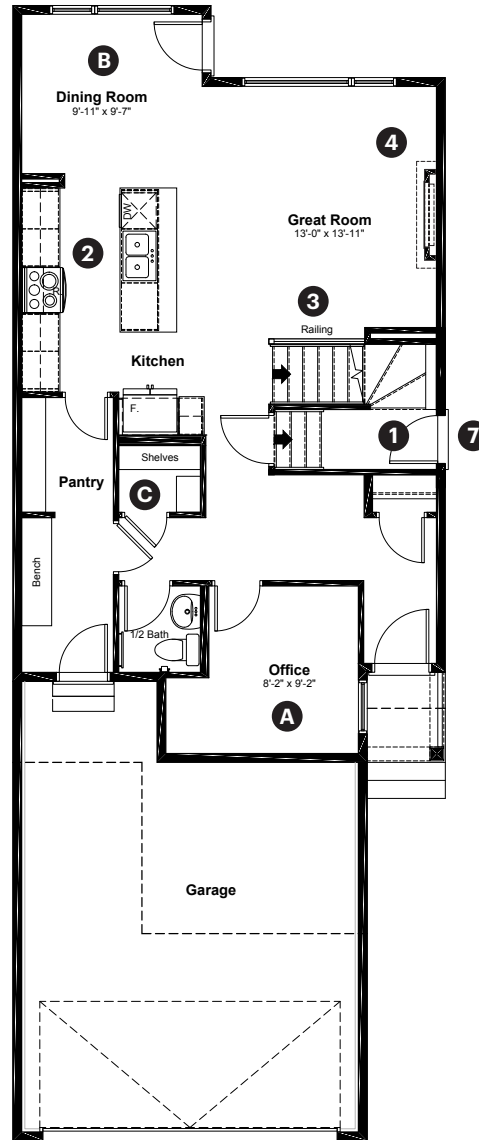
2346 Egret Way NW
Edmonton, AB

1,961 sq ft
3 bedrooms
2.5 bathrooms

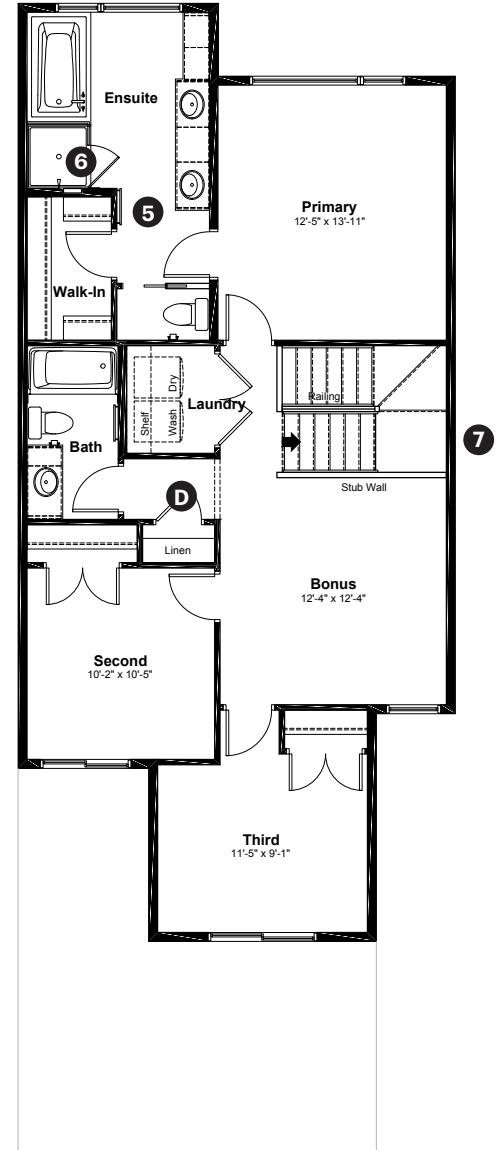
Prairie
Elevation

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 Electric fireplace
- 5 Primary ensuite option 1
- 6 Tiled walls with niche in ensuite shower
- 7 Additional windows added to side elevation

Quick Possession Home Highlights

- A Main floor office with window
- B 9' high main floor ceilings
- C Oversized main floor closet
- 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

Weston
AT EDMONTON

**2346 Egret Way NW
Edmonton, AB**

1,961 sq ft
3 bedrooms
2.5 bathrooms

Prairie
Elevation



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

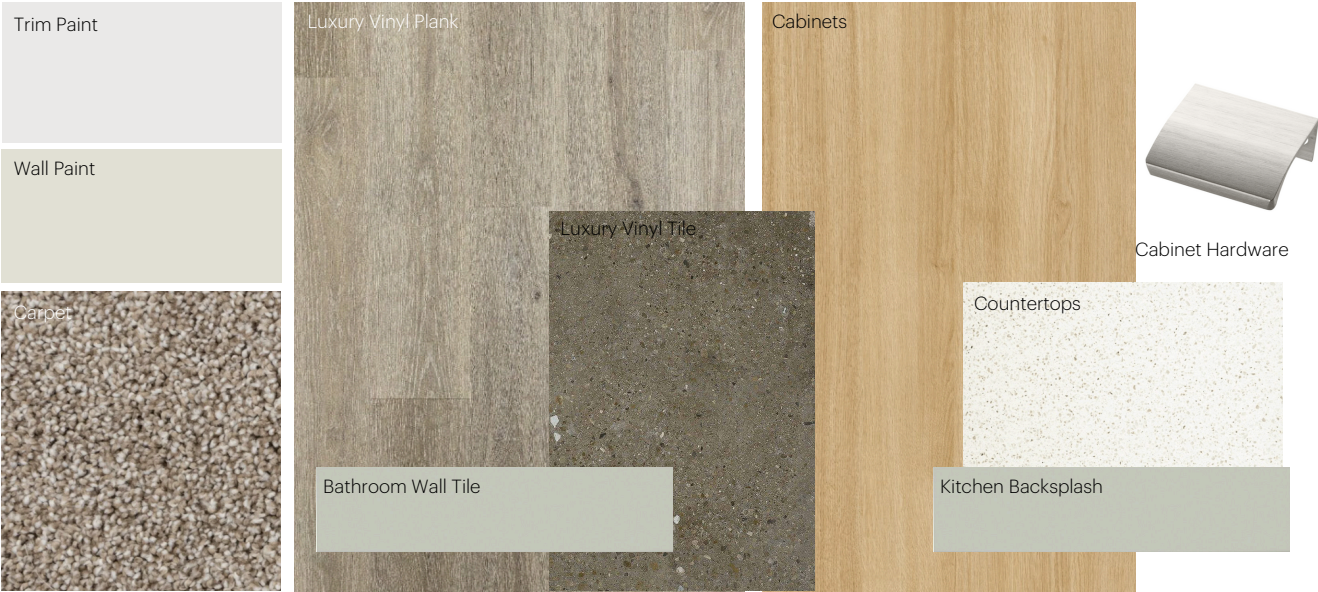
The Interior

- 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 sink
- Undermount bathroom sinks
- Stainless steel appliance package includes chimney hoodfan and built in microwave
- Brushed nickel lighting package

Anthem Home Palette Selections

Model: Front Drive 110 **Address:** 2346 Egret Way NW, Edmonton AB

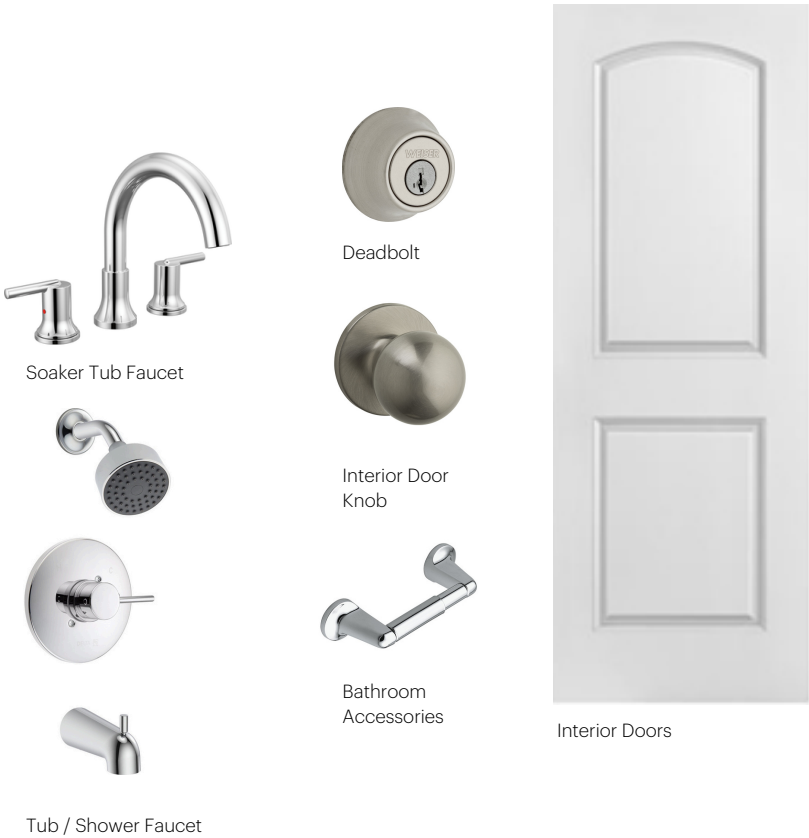
Cabinets, Flooring and Countertops



Plumbing



Finishing



Anthem Home Palette Selections

Model: Front Drive 110
 Address: 2346 Egret Way NW, Edmonton AB

Lighting



Dining Room



Island Pendant



Stairwell



Bedrooms



Halls / Closets



Bathrooms

*Number of lights determined by size of vanity

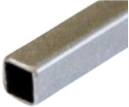
Railing



Spindle Pattern



Handrail



Iron Color



Post



Post Cap

Appliances



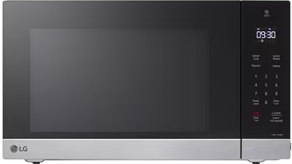
Fridge



Chimney Hoodfan



Stove



Built in microwave



Dishwasher

