

# Meet the Rosewood

QUICK POSSESSION HOME IN THE ORCHARDS  
2358 HAWTHORN RUN SW EDMONTON, ALBERTA

 FRONT GARAGE COLLECTION **2238** SQ. FT. **4**  **3** 



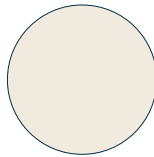
## This home's interior palette is the following:



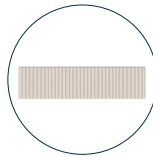
LVP:  
Vision



Kitchen Lower  
Cabinets:  
Pewter Green



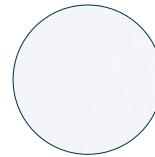
Ensuite & Bath  
Cabinets:  
Gardenia



Kitchen  
Backsplash:  
Julian Murano  
Ivory



Ensuite & Bath  
Backsplash:  
Eksa Atlas White



Countertops:  
Miami White



Carpet:  
Democracy



Paint:  
Crystal

## This home features the following:

- Level 1 kitchen upgrade complete with crown moulding, island extension, 42" upper cabinets, and one pots and pans drawer
- Level 1 ensuite upgrade complete with a soaker tub, standing shower with tile surround, dual sinks and an additional bank of drawers
- Full bath on main floor
- 9' foundation height
- Door added to flex room
- Raven black iron spindled railing
- Level 2 matte black bath hardware
- Level 2 matte black door handles
- Level 1 pendant to island
- Exterior side entry to basement
- Additional window to undeveloped basement

## Standard features:

- BUILT GREEN® certified home
- Complete 6-piece ENERGY STAR® rated appliance package
- 1 1/4" quartz countertops throughout
- Luxury vinyl plank throughout entire main floor and second floor wet areas
- Full yard landscaping
- Please see your Area Manager for the complete list of standard features

## You can purchase this home for:

\$

including home, lot and GST

## Home availability:



## For more information:



**Amber Amritwar**  
THE ORCHARDS

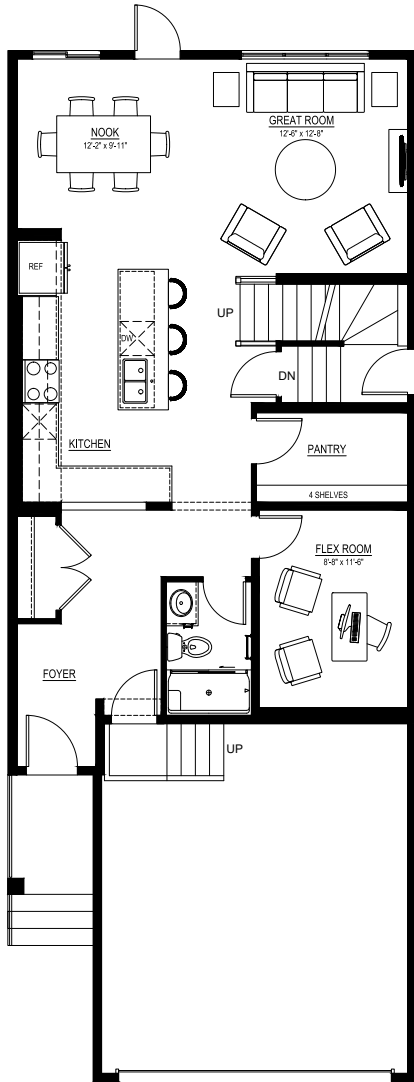
**T: 780-977-2739**  
**E: theorchards@excelhomes.ca**

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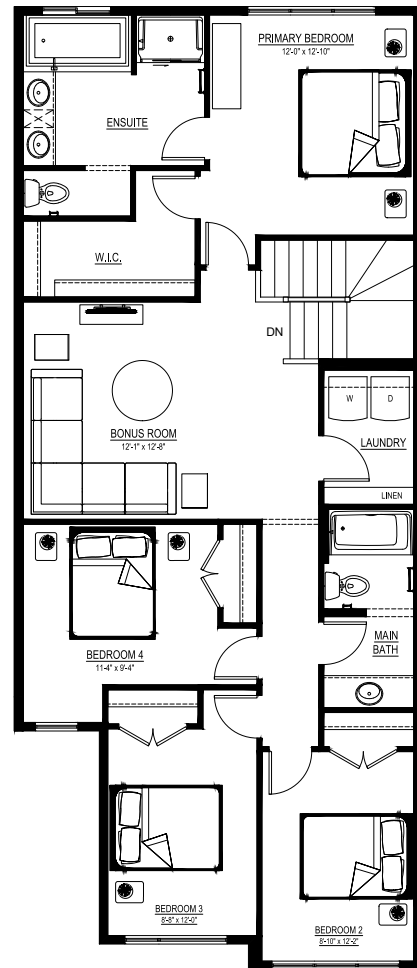
QUICK POSSESSION HOME IN THE ORCHARDS 2358 HAWTHORN RUN SW

## Floor plans

MAIN FLOOR  
965 SQ.FT.



SECOND FLOOR  
1273 SQ.FT.



For more  
information.

**Amber Amritwar**  
THE ORCHARDS AREA MANAGER

**780-977-2739**  
THEORCHARDS@EXCELHOMES.CA

EXCELHOMES.CA

This floorplan represents one version of this home and measurements are approximate. The square footage, measurements and layout may vary based on the elevation and/or lot. All elevations shown are artist's concept only and will vary by community. The builder reserves the right to make modifications or substitutions should they be necessary. All plans, options, dimensions, specifications, materials and drawings are subject to change without notice. E.&O.E