



- ROOF PITCH AS SHOWN
- ASPHALT SHINGLE ROOFING
- 8" SHARPEDED FASGA (TYP.)
- GABLE TRIMMING:
 - 4" SHADOW BATTEN
 - COMPOSITE BOARD & BATTEN
 - COMPOSITE SIMULATED WOOD GRAIN
 - AS SHOWN
- 8" OVERHANGS (TYP.) UNLESS OTHERWISE NOTED
- 4" BATTENS AROUND FRONT & REAR WINDOWS & DOORS - AS SHOWN
- 6" TRIM 6" x 12" PROFILE OVER MANUFACTURED STONE
- COMPOSITE HORIZONTAL SIDING
 - COMPOSITE BOARD & BATTEN
 - 6" x CORNERS
- DECORATIVE METAL ROOF 6" x BRACKETS AS PER MANUF. SPEC.
- COLUMNS/ CORNERS/ C. TRIM
 - 3" x 3" MANUFACTURED STONE
 - AS SHOWN/SEE DETAILS
- MANUFACTURED STONE
 - AS SHOWN

16527 3 Street Edmonton AB

\$649,999

Opportunity to customize & upgraded New Detached Home . Open to above family Area with fireplace. Main floor full br and full bath. BEAUTIFUL extended kitchen truly a masterpiece, unique Centre island.Spice Kitchen with lot of cabinets. Oak staircase leads to bonus rm.Huge Primary br with 5pc fully custom ensuite & W/I closet. Three more br's with common bathroom.Laundry on 2nd floor with sink. Side entrance for basement. This house checks off all the columns and you choose all colors and finishes.

Listing Presented By:

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