

# Included Features

## SUBURBAN SETTING in an URBAN NEIGHBORHOOD

- Close to Sloans Lake, Edgewater Public Market, and historic 25th Ave
- Walk or bike to neighborhood restaurants, breweries, and shopping
- 15 minutes to downtown Denver & Denver's sport arenas
- Pocket city park in the center of community

## ENERGY-SAVING FEATURES

- Carrier® 15 SEER air-conditioning system
- Carrier® 95% efficient gas forced-air furnace
- Navien® tankless water heater
- Expansive screened vinyl windows with low-E glass
- Insulation Values:
  - Attic - R49
  - Exterior Walls - R22
  - Common Walls - R11

## EXTERIOR FEATURES

- Kwikset San Clemente front door hardware in black
- Engineered roof trusses
- Cemtrim® exterior cementitious siding
- Most homes offer either a rooftop deck or private yard
- Wayne Dalton® garage door
- Genie® garage door opener with 2 remotes
- PPG exterior paint
- Gas line at rooftop deck
- Hose Bib located on front of home (2-story homes only)
- Tamko® Heritage 40-Year composite roof shingle

## INTERIOR FEATURES

- Minimum 9 ft ceiling on main floor
- Shaw® luxury vinyl plank flooring in pecorino color: kitchen; dining room; living room; entry; powder; laundry; roof access; and all baths
- Dwellings® Groundwork Plus carpeting with 1/2" 6lb pad in all bedrooms in Cinder color
- Progress Lighting in satin nickel\*
- Rocker-style electrical switches
- Ceiling fan prewire in all bedrooms and great room
- Programmable thermostat
- 5-1/4" base boards & 2-1/4" casing
- Interior trim window sills
- Masonite® solid core interior doors
- PPG eggshell paint on interior walls & ceilings and semi-gloss paint on all trims & doors

## KITCHEN & BATH FEATURES

- Quartz countertops with 4" quartz backsplash
- Merillat® cabinetry with 42" upper cabinets
- Stainless steel GE® appliances: gas range; over-the-range microwave; dishwasher; and side-by-side refrigerator
- Undermount single bowl stainless steel kitchen sink
- Undermount rectangle vanity sinks
- Delta® faucets in satin nickel\*
- Delta® handle kitchen faucet with pull-down spray
- Kwikset® Halifax door hardware in satin nickel\*
- Delta® bathroom hardware\*
- Stand-up shower in primary bath
- Modern toilet with elongated bowl

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BUILDERS

Sales office: 5227 W 25th Ave, Edgewater, CO ● 720-441-5840 ● [edgewatercrossing@blvdbuilders.com](mailto:edgewatercrossing@blvdbuilders.com)

[BLVDBuilders.com/Communities/Edgewater-Crossing](https://blvdbuilders.com/Communities/Edgewater-Crossing)



## Included Features

### SAFETY FEATURES

- Smoke and carbon monoxide detectors
- Fire suppression system
- Weatherproof exterior outlets
- Exterior door deadbolt

### TECH TOUCHES

- 2-dual port (Cat6/RG6) in great room & primary bedroom
- USB outlet in kitchen, living room, primary bedroom

### CUSTOMER CARE

- 10-year Structural Warranty
- 2-year Quality Assurance Program
- Multiple Homeowner's Meetings & Walkthroughs:
  - Start of Construction Meeting
  - Pre-Drywall Meeting
  - Orientation Walk-Through
  - Acceptance Walk
  - Quality Assurance Manager Introduction

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