

AT BLATCHFORD



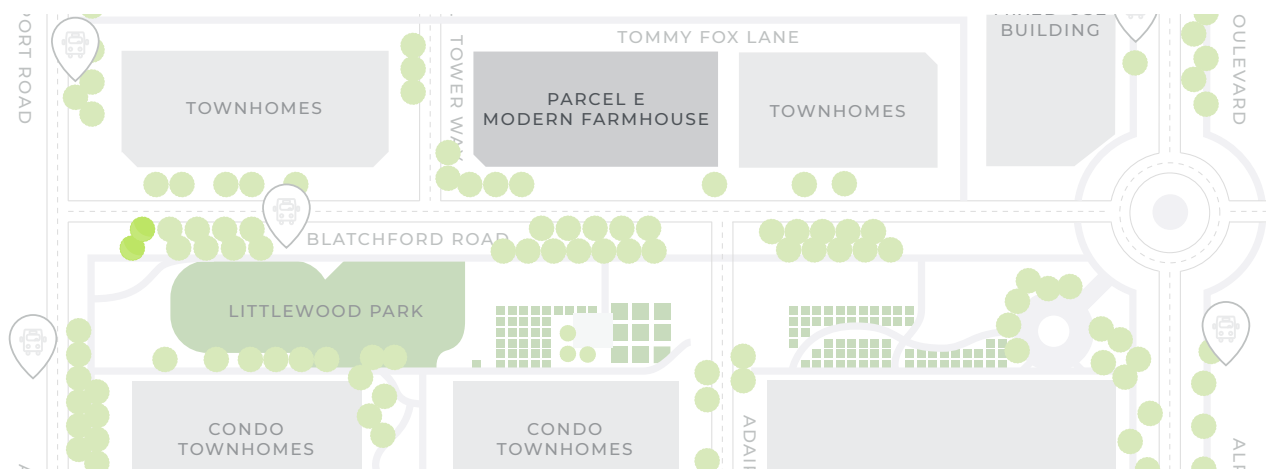
# MODERN FARMHOUSE TOWNHOMES

MUTTI  
HOMES



## URBAN STYLE LIVING

It's about more of the things you love in one place. Blatchford offers parks to picnic, bike lanes to cycle, and lively street fronts to stroll. Enjoy the ease of walking from a coffee shop to a restaurant to the grocery store and back home again. Live an entire life within your bustling urban neighbourhood.



## THE PARCEL & PROJECT

Stunning contemporary minimalism shines in this project, with its clean lines and cool palette. Enjoy a serene retreat in the heart of the city where you can kick back and relax, entertain, and recharge with both comfort and style.

## PARCEL FEATURES

- ▶ East-facing towards downtown Edmonton
- ▶ Faces tree-lined boulevard with separate sidewalk
- ▶ Fronts onto Blatchford Road
- ▶ Backs onto an 8m landscaped alley (Tommy Fox Lane)



To schedule an appointment or for more information call 780-240-9018 or email us at [sales@muttiahomes.ca](mailto:sales@muttiahomes.ca)



## MODERN FARMHOUSE SPECIFICATIONS

- ▶ Modern Farmhouse design
- ▶ No condo fees (fee-simple)
- ▶ 20' - 31' wide lots with 1550 - 1850 sq ft. floor areas
- ▶ 3 storeys high with roof top patio
- ▶ Double detached garage and 2 car parking pad
- ▶ 3 or 2 bedrooms option, 2.5 bath, flex room, 2nd floor laundry, 9' ceilings
- ▶ Legal basement / garage suite options
- ▶ Fully landscaped and fenced with rear deck
- ▶ 2 designer interior palettes to choose selections from
- ▶ Premium exterior
- ▶ Upgraded interior railing with choice of glass or vertical metal spindles
- ▶ Linear fireplace in living area
- ▶ Upgraded flooring, plumbing, and lighting fixtures
- ▶ Upgraded modern kitchen cabinetry with quartz/granite countertops all over
- ▶ Appliances credit
- ▶ MDF built-in shelving throughout
- ▶ 4-piece master en-suite with jacuzzi tub, tiled shower, big vanity counter space, and walk-in closet
- ▶ Geothermal heating and cooling with smart technology
- ▶ Customize your basement plan (1 or 2 bedroom option)
- ▶ Rough-in for future basement 3-piece bathroom
- ▶ 10-year New Home Warranty

1490 - 1675 SQ. FT.  
OPTIONAL BSMT SUITE

## FEATURES

- ▶ Carbon neutral home
- ▶ Geothermal heating and cooling
- ▶ Highly insulated building envelope, basement, and basement floor
- ▶ Solar ready trusses
- ▶ High quality and efficient triple pane windows
- ▶ Energy star appliances

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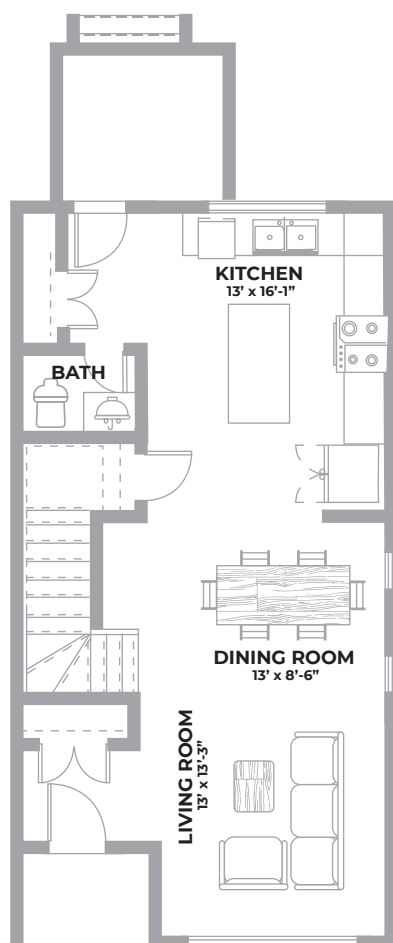




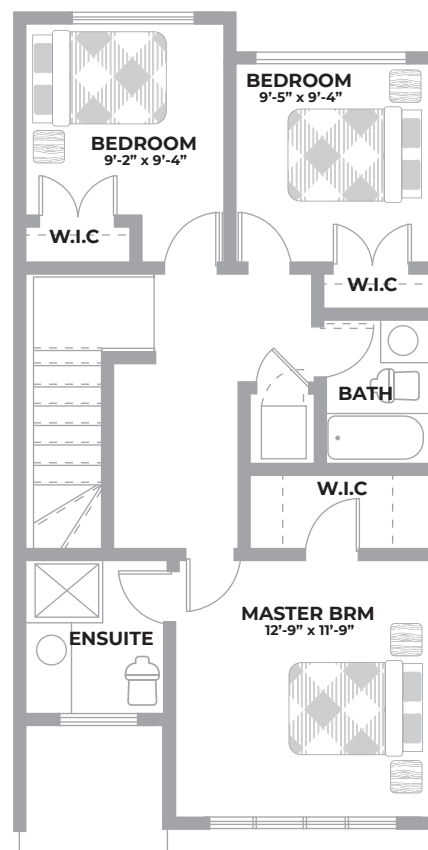
## MODERN FARMHOUSE 4

1490 SQ. FT ■ 3 BED. ■ 2.5 BATH  
DOUBLE DETACHED CAR GARAGE

- ➔ 20' Pocket House
- ➔ Customize your basement plan (1 or 2 bedroom options available)



MAIN FLOOR ➔ 752 Sq. Ft.



MAIN FLOOR ➔ 738 Sq. Ft.