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# 🕒 QUICK POSSESSION

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CAMBRIA

FIRESIDE  
69 EMBERSIDE GROVE

**2,281** SQ  
FT

CURRENT  
SHOWHOME

AIR  
CONDITIONING

UPGRADED  
INTERIOR PALETTE

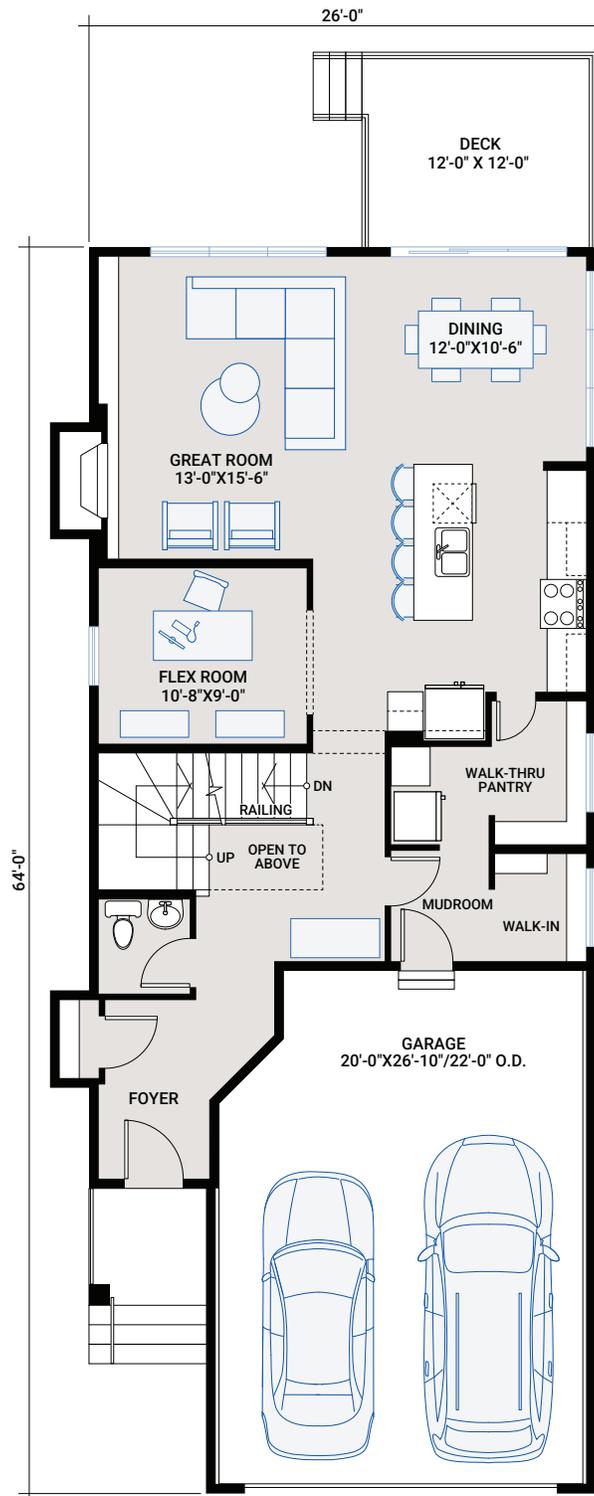
**FIRESIDE**  
OF COCHRANE

2,281 SQ FT | 3 BED | 2.5 BATH

**CARDEL**  
HOMES

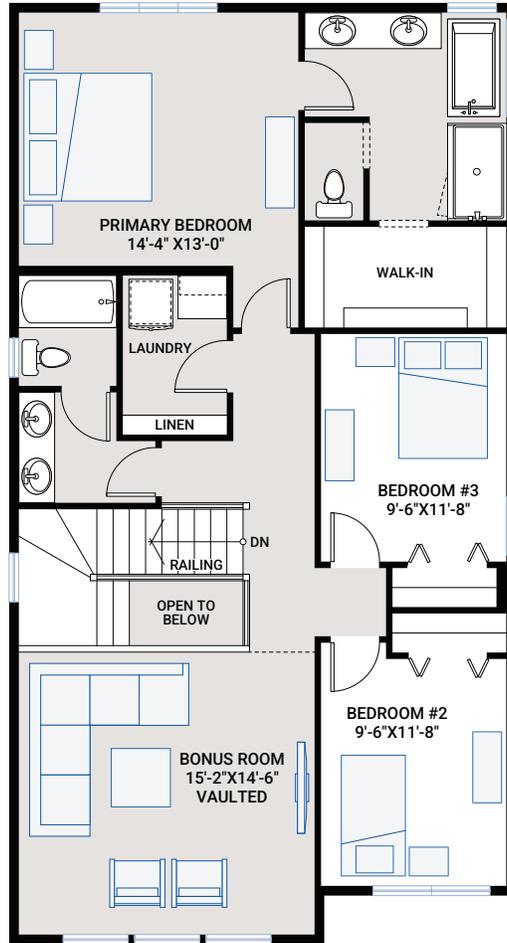
# MAIN FLOOR

1,068 SQ FT



# UPPER FLOOR

1,213 SQ FT



## INCLUDED FEATURES

- Oversized garage
- Main floor flex room
- 12' x 12' rear deck
- Walk-through pantry with cabinet, shelves and Whirlpool upright freezer
- Mudroom with walk-in closet
- 9' main floor ceiling
- 9' basement ceiling
- Gas fireplace in living room
- Hardwood flooring throughout main floor, stairs and upper floor bonus room, hallway and primary bedroom
- Vaulted ceiling in bonus room
- Upper floor laundry room
- Quartz countertops throughout
- Stainless steel appliances:
  - Whirlpool French door counter-depth refrigerator
  - Whirlpool gas range
  - Elicia 400 CFM chimney hood fan
  - Whirlpool smart dishwasher
  - Whirlpool built-in microwave
- Upgraded Delta Trinsic Kitchen faucet in Champagne Bronze
- Upgraded Franke Kubus single bowl undermount kitchen sink
- Upgraded railing
- Upgraded wall tile package
- Upgraded floor tile package
- Upgraded plumbing faucets and fixtures in Champagne Bronze
- Dual ensuite sinks
- Whirlpool front load washer and dryer
- Heat recovery ventilation system
- Cardel's premium spray foam attic insulation assembly
- Rough-in gas line to kitchen stove and deck



**MARCH 2026 | CAMBRIA** | Actual plan may vary from brochure. Square footage is calculated using local Home Builder Association guidelines. Construction square footage is 1,068 (main); 1,153 (upper) for 2,221 total. This plan is published by Cardel Homes. Dimensions and square footage shown are approximate and subject to change without notice. All rights reserved, including the rights of reproduction in whole or part without permission of Publisher E.&O.E. Note: Elevation details are community-specific and are artistic representation only. Please ask your sales representative for further information.