

2011
Sunny Brook
EDGEWATER



GIVING YOU THE EDGE IN
ECONOMICAL OUTDOOR ADVENTURE!



A

■ ■ ■ *Experience the Difference.*

If you're looking for value in a recreational vehicle, you're looking in the right place. The SunnyBrook Edgewater provides comfort, convenience and quality at an affordable price! Spacious floor plans and name brand furniture provides all the comforts of home. Unique easy to use features like the 12 volt battery disconnect switch and the external propane gas port makes camping easy. Our attention to detail in every aspect includes the use of high quality materials like "real" wood cabinetry that is screwed together.

- A.** Our 267RLE has all of the amenities of a home. Dometic® refrigerator, radiused Lumber-Core screwed-together cabinetry (others use MDF fiber board that's stapled together), quality fabrics and a host of other great features are standard on the Edgewater.
- B.** The kitchen area of the 279RBE offers storage plus. The stylish angled cabinetry provides massive storage for your family.
- C.** The family room of the 279RBE includes all the comforts of home. A stylish entertainment center comes standard with a dedicated area for a flat screen television.
- D.** The 312BHSE not only sleeps a lot of people... it has great storage and a lot of space that a large family needs!

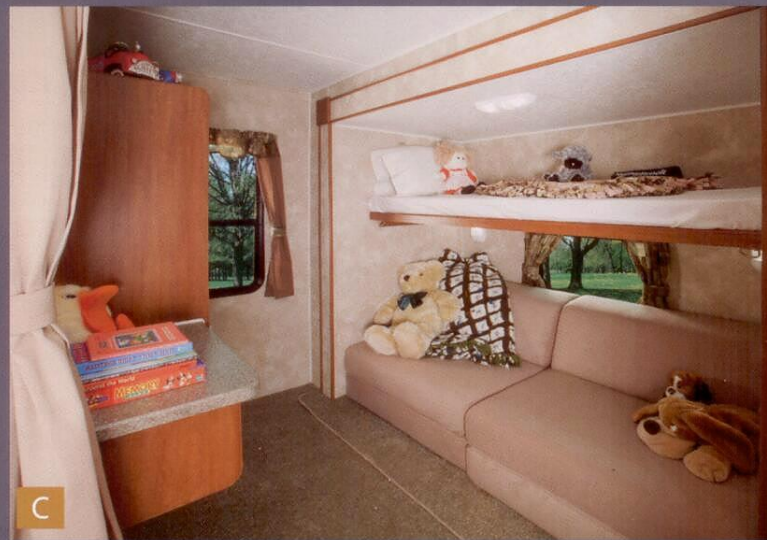
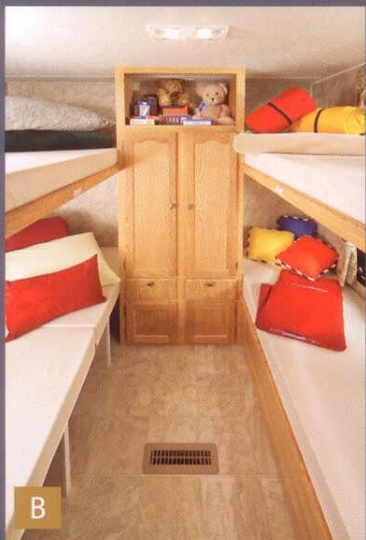


OUTSIDE KITCHEN OPTION



Our new Outside Kitchen is the perfect innovation for tailgate entertaining. It features an expansive complete kitchen that opens to your outside "play area". No more tracking dirty shoes in the main living areas of your coach.





A. The warm sun-lit master bedroom area features an extra comfortable queen width island bed. The beautiful décor matching bedspread, his and her shirt closets and abundant storage shown in our Autumn Maple cabinetry, makes this a truly “comfortable experience”.

B. The convenient quad bunk area of the 298BHE provides the best in “kid rest” with large storage areas for all of their toys and things. The Beauflor® composite engineered flooring is “kid-proof”. Shown in available Oak cabinetry.

C. The kids “condo” in the 312BHDSE is perfect for kids both small and large. A private entertainment will provide hours of comfortable entertainment. At night, cube furniture turns into a king size sleeping area.

D. A roomy bathroom with large tub in the 312BHDSE is perfect for families. An optional 2nd entrance door is available which provides easy access and eliminates dirt trails throughout the coach.

FEATURES



■ Edgewater's aerodynamic front end deflects wind to provide better towability and reduce fuel consumption.



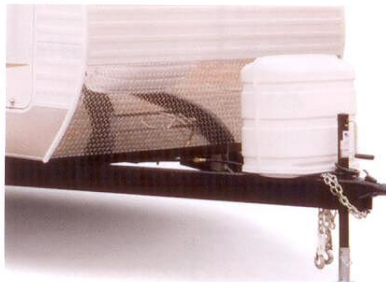
■ All Edgewater Travel Trailers offer a three-step entry way as standard equipment.



■ Main exit doors now have a sliding "clear pane" covering the door handle/lock area providing complete outside visibility - no longer do you have that solid color covering. A "Poodle Panel" is at the bottom of the door to keep your pets from scratching that nice screen door.



■ Edgewater features a bike door giving you easy access to bikes and other stored items.



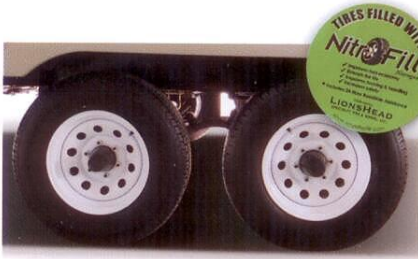
■ Have you ever seen a rock on the road or in a campground? We have too... Edgewater's diamond plate stone guard adds durability to protect your investment!



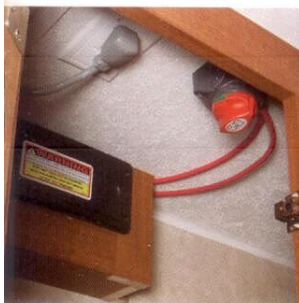
■ Beauflor® - a new flooring dimension. It is resistant to mold & mildew, cold cracking, slipping and stains. The surface is also highly resistant to tears, rips and gouges.



■ Other brands come with cheap plastic toilets. Edgewater's have porcelain foot-flush toilets standard!



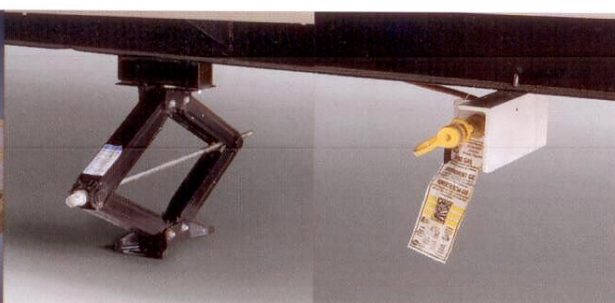
■ Tires on all models are filled with nitrogen. It provides improved fuel economy; tire life, braking and handling, and safety.



■ One switch conveniently kills all power at the battery... no more battery drain.



■ Real, lumber core cabinet stiles (vs. cheap MDF style stiles) are screwed together to provide the best cabinetry. We also use real poplar hardwood cabinet cleating vs. cheap pine that the competition uses.



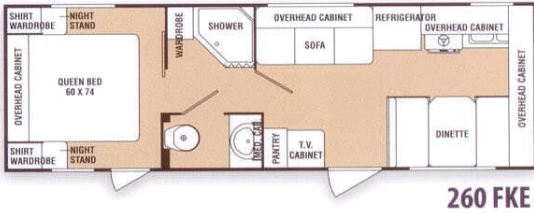
■ Individual jack stands provide an easy, quick and maintenance free stabilizing system for every Edgewater... standard.



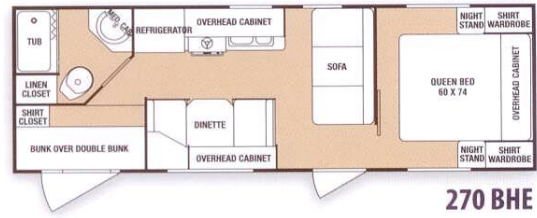
■ Externally accessible propane gas port is standard and allows outdoor hookups for BBQ and Tailgating parties.

■ All water lines are color coded and use solid brass fittings at every joint.

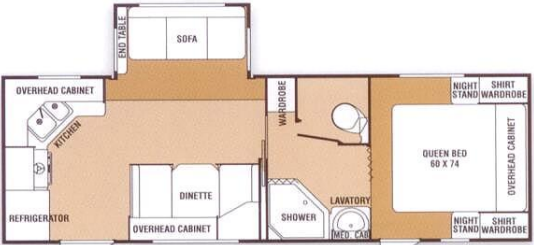
FLOOR PLANS



260 FKE



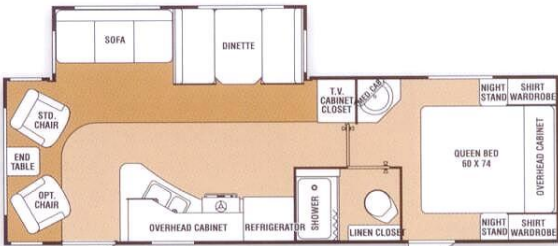
270 BHE



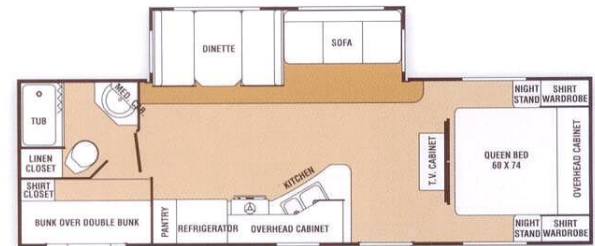
255 RKE



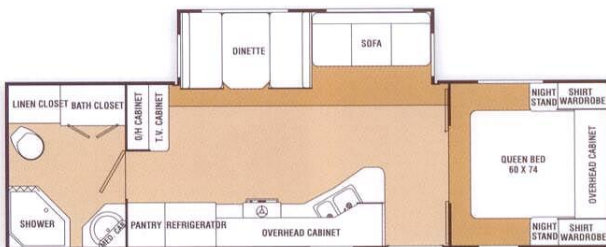
266 RBE



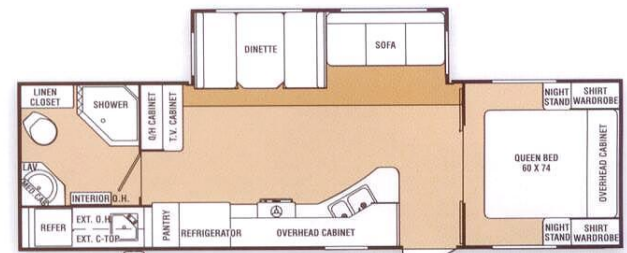
267 RLE



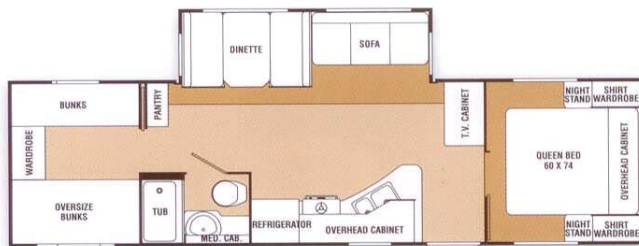
271 BHE



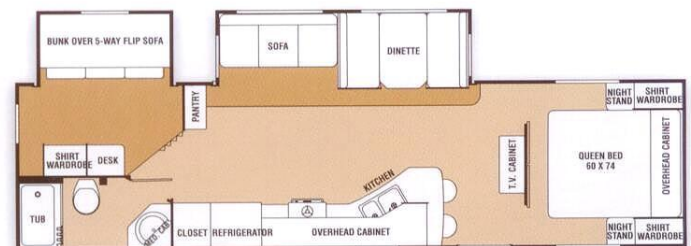
279 RBE



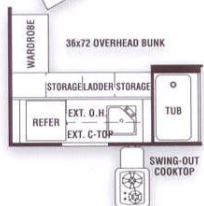
281 ROE



298 BHE



312 BHDSE



◀ Outside Kitchen
Option: OK

SECOND ENTRY DOOR
OPTION S.E.D

OPTIONAL
OUTSIDE
SHELF

PATIO DOOR
OPTION XD

STANDARDS + OPTIONS

Value Package (Required)

Deluxe graphics package	Bedsread	Cable TV hook up	Carbon monoxide detector
Double door refrigerator	LP leak detector	Mini blinds	20 lb. LP bottles
Solid master bedroom door (N/A 255RKE)	Roof vent	Shirt wardrobe (2)	Tub surround
TV antenna with booster	Wallpaper border	Water heater by-pass	

Camping Time Package (Required)

13.5 ducted A/C	6 gallon DSI gas water heater	AM/FM/CD player
Awning	Microwave	Skylight over tub
Stabilizer jacks	Walk-on roof	Range with oven

Optional Equipment

Swivel rocker	Flair hide-a-bed with inflatable mattress	15.0M BTU A/C-upgrade	Bedroom TV jack with 110v outlet
Sliding patio door (312BHDSE only)	Glass shower door	Second entry door (312BHDSE only)	Outdoor kitchen (298BHE only)
Outside shower	Radius baggage door	14" deluxe aluminum wheels (26BHE, 270BHE)	15" deluxe aluminum wheels (N/A 260BHE, 270BHE)
14" radial tires (26BHE, 270BHE)	15" radial tires (N/A 260BHE, 270BHE)	Spare tire, carrier, and cover	Tinted safety glass
(2) 30lb. LP tanks with auto regulator and cover			

For more, see your Edgewater dealer for details. Standards, options and specifications are subject to change.

SPECIFICATIONS

Model	Measurements					Capacities							Features		
	Exterior Length*	Exterior Height**	Exterior Width	Interior Height	Hitch Height	Dry Hitch Weight/Lbs.***	Dry Gross Weight/Lbs.***	GVWR/Lbs.	Fresh Water Cap./Gal.	Black Water Cap./Gal.	Gray Water Cap./Gal.	Sleeping Cap.	Tire Size	Awning Size	Furnace Size
260 FKE	28' 8"	10' 5"	8' 0"	6' 5"	19-1/4"	661	4990	7000	56	41	41	6	ST205/75D14C	16'	25M BTU
270 BHE	28' 3"	10' 5"	8' 0"	6' 5"	19-1/4"	676	4830	7000	56	41	41	8	ST205/75D14C	19'	25M BTU
255 RKE	28' 5"	10' 8"	8' 0"	6' 5"	21-1/2"	760	5780	10,000	56	41	76	6	ST225/75D15D	16'	25M BTU
266 RBE	28' 5"	10' 8"	8' 0"	6' 5"	21-1/2"	702	5639	10,000	56	41	76	6	ST225/75D15D	16'	25M BTU
267 RLE	29' 8"	10' 8"	8' 0"	6' 5"	21-1/2"	737	5938	10,000	56	41	41	6	ST225/75D15D	16'	25M BTU
271 BHE	29' 8"	10' 8"	8' 0"	6' 5"	21-1/2"	801	5950	10,000	56	41	41	8	ST225/75D15D	16'	25M BTU
279 RBE	31' 10"	10' 8"	8' 0"	6' 5"	21-1/2"	851	6241	10,000	56	41	41	6	ST225/75D15D	16'	25M BTU
281 ROE	31' 10"	10' 8"	8' 0"	6' 5"	21-1/2"	955	6560	10,000	56	41	41	6	ST225/75D15D	17'	25M BTU
298 BHE	33' 6"	10' 8"	8' 0"	6' 5"	21-1/2"	902	6615	10,000	56	41	41	10	ST225/75D15D	16'	25M BTU
312 BHDSE	34' 11"	10' 10"	8' 0"	6' 5"	21-1/2"	990	7150	10,000	56	41	76	9	ST225/75D15D	16'	30M BTU

*From center of coupler to rear bumper **Includes AC on roof ***Not including options

SUNNYBROOK: BEST OF GOOD OLD DAYS AND TODAY

Few are the lasting memories experienced outside of family. It is said there are no closer bonds, depth of trust, higher laughter and esteem, than that of relatives sharing their common togetherness. You must recall childhood; those trips and destinations mother and father would tease about for weeks ahead. And then the day would finally come! You were off, just the family and all creation's time to enjoy life! Such warm memories mustn't keep their distance. There's a place called SunnyBrook, where witnesses swear can revive the great times and restore trust in the good old-fashioned "doing things right" way. From coast to coast, SunnyBrook trailers have become the favorite gathering place for exciting family times. Folks choose SunnyBrook brands because they're made to hold up. SunnyBrook philosophy is taken from the Golden Rule; make it for the customer just like I'd do it for myself. The end result speaks for itself. You worry about having fun and SunnyBrook does the rest. It bids one to ponder; Perhaps your "good old days" are yet to come?



Our Heritage



SunnyBrook Today

SunnyBrook
EDGEWATER



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your Edgewater Dealer:

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