



Priced from \$299,900

HYBRID
Technology™

The Chatham

3 (TWO MASTER SUITES) OR
4 BEDROOMS, 3 1/2 BATHS

Lower Level	401 sq. ft.
Main Level	826 sq. ft.
Upper Level	813 sq. ft.
Finished Sq. Footage	2,040 sq. ft.
Garage	418 sq. ft.



This multi-level luxury custom townhome includes numerous innovative amenities while maintaining Piedmont Realty & Construction's commitment to earth friendly building.

Poplar Square is Charlottesville's newest luxury townhome community. With an unbeatable Ivy Road location and easy access to all that Charlottesville has to offer, it's easy to understand why demand is high for this charming twenty-eight home neighborhood. Located just off of the 250 Bypass, a short walk to The University of Virginia, and moments from all of the shopping and convenience of The Barracks Road Shopping Center, you are never more than minutes away from shopping, dining, and entertainment. Poplar Square offers luxury, low-maintenance living that allows you to enjoy the very best of Charlottesville, all at an unbeatable price!

Included Features*

- Earth Friendly Home Package Featuring Spray Foam Insulation, 95% Efficient Trane® Gas Furnace, Efficient Energy Star Rated Tankless Hot Water Heater, Energy Efficient Vinyl Clad Windows featuring Low-E Glass with Argon Gas between Panes, and Low Volatile Organic Compound (VOC) Paints, Adhesives, and Building Materials
- Maytag® Stainless Steel Appliances, including Gas Range, Pot Scrubbing Dishwasher, Micro Hood, and Side-by-Side Refrigerator
- Upgraded 42" Furniture Grade Kitchen Cabinets Featuring Solid Wood Dovetailed Drawers, Undermount Full-Extension Guides, Soft-Action Closing System, and Crown Moulding
- Granite Countertops
- Upgraded Trim Package including Adams Casing around All Windows and Cased Openings, 5 1/4" Beaded Colonial Base, and 2-Piece Crown Moulding in Foyer, Kitchen and Family Room
- 9' Ceilings on Main & Upper Levels
- Elongated Toilets In All Baths
- Designer Cultured Marble Vanity Tops
- TOTAL KOHLER® Home
- 6" x 6" Ceramic Tile Flooring in Master Bath
- 2 1/4" Hardwood Flooring in Foyer & Kitchen
- Hardwood Stairs
- Overhead Lights in All Bedrooms
- Recessed Lights in Kitchen and Hallways
- Digital Thermostat
- Solid Wood Front Door
- Oil Rubbed Bronze Lever Hardware on All Doors
- Landscaping Package Incl. Sodded Yard
- Brick, Stone & HardiePlank® Exteriors
- Brick Stoop
- Two (2) Car Garage
- Asphalt Driveway
- Rear Deck

Pricing, room sizes, configurations, and features are subject to change without notice. Elevations and drawings are artist's conception only and may show optional features. Windows and wall offsets vary with elevations.

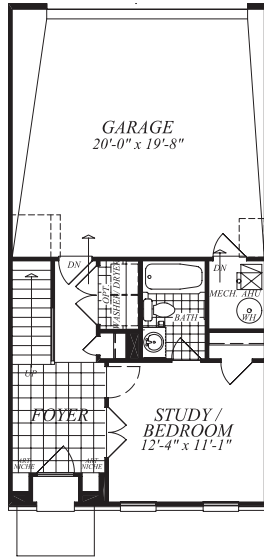
* Partial features list. For a complete list of features, visit thinkpiedmont.com

thinkpiedmont.com

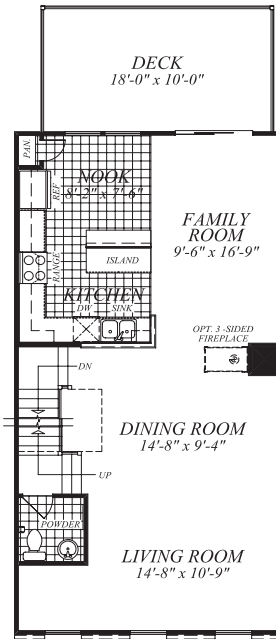
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Realty & Construction

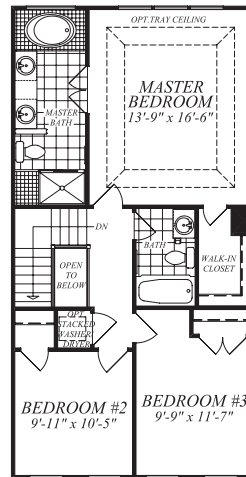
LOWER LEVEL



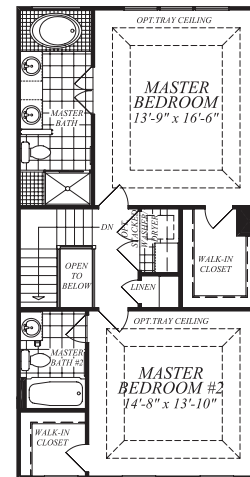
MAIN LEVEL



UPPER LEVEL



3 Bedroom Layout



Dual Masters Layout

The Chatham is focused around what today's homeowners want—quality construction featuring such earth friendly features as Energy Star rated appliances, Trane® High Efficiency HVAC systems, Energy Star rated tankless hot water heaters, sprayed foam insulation, custom kitchens with furniture grade cabinetry, granite countertops, stainless steel appliances, and great looking, architecturally authentic exteriors. You asked, we listened. We build distinctive homes for real lifestyles—think superior quality, think higher standards, thinkpiedmont.com

Better Homes
REAL ESTATE III

Greg Slater 434 981 6655
Jodi Mills 434 466 7220



CUSTOM HOMES BY
PIEDMONT REALTY & CONSTRUCTION

We believe that when you buy a newly built custom home it should include today's most popular features. That's why we include many of these features and give you the flexibility of changing certain aspects of the home to better fit the way you live! Interested in a feature you don't see listed? Just ask!



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Learn more about the
Piedmont difference!