

The Edinburgh

3 BEDROOMS, 2 1/2 BATHS

Main Level	2,708 sq. ft.
Finished Sq. Footage	2,708 sq. ft.
Garage	435 sq. ft.



This one-level single family custom home includes numerous innovative amenities while maintaining Piedmont Realty & Construction's commitment to earth friendly building.

The Edinburgh 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**

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, 2-Piece Chair Rail in Dining Room, and 2-Piece Crown Moulding in Foyer and Dining Room
- 9' Ceilings on Main Level
- 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 & Stairs
- Gas Fireplace
- Overhead Lights in All Bedrooms & Study
- 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
- Full, Unfinished Terrace Level
- Brick, Stone & HardiePlank® Exteriors
- Asphalt Driveway

ESTATE SERIES

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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