

The Rivanna

3 BEDROOMS, 2 1/2 BATHS

| | |
|------------------------|---------------|
| Main Level | 1,260 sq. ft. |
| Upper Level | 686 sq. ft. |
| Finished Sq. Footage | 1,946 sq. ft. |
| Unfinished Lower Level | 1,260 sq. ft. |
| Garage | Optional |




This custom single family home with main level master includes numerous innovative amenities while maintaining Piedmont Realty & Construction's commitment to earth friendly building

The Rivanna focuses around what today's homeowners want—a custom home that is not only a value when purchased but a value to operate over its lifetime. *Piedmont's Earth Friendly Home with HYBRID Technology™* redefines smart energy efficient construction and comes standard with every Piedmont home. Our great looking, architecturally authentic exteriors and breathtaking interiors—including custom kitchens with furniture grade cabinetry, granite countertops, and stainless steel appliances—are a testament to Piedmont's commitment to excellence. **You asked, we listened. We build distinctive homes for real lifestyles—think superior quality, think higher standards, thinkpiedmont.com**

STANDARD FEATURES:

Piedmont's Earth Friendly Home with HYBRID Technology™

 **TRANE** Dual Fuel Source Electric Heat Pump & 95% Efficient Gas Furnace, Energy Efficient Vinyl Clad Windows featuring Low-E Glass with Argon Gas between Panes, Energy Star Rated Maytag® Stainless Steel Appliances, including Gas Range, Pot Scrubbing Dishwasher, Microwave, and French Door Refrigerator, Efficient Energy Star Rated Tankless Hot Water Heater, R-15 Closed Cell Foam Exterior Wall Insulation, and Low Volatile Organic Compound (VOC) Paints, Adhesives and Building Materials

- Upgraded 42" Furniture Grade Kitchen Cabinets Featuring Solid Wood Dovetailed Drawers, Undermount Full-extension Guides, Soft-action Closing System, and Crown Moulding
- Granite Kitchen Countertops
- TOTAL **KOHLER** Home
- Upgraded Trim Package including Adams Casing around All Windows & Cased Openings, 5 1/4" Beaded Colonial Base, and 2-Piece Crown Moulding in Foyer, Family Room & Master Bedroom
- 2 1/4" Hardwood Flooring in Foyer & Kitchen
- Oak Staircases & Railings
- Gas Fireplace with Granite or Marble Surround
- Recessed Lights in Kitchen & Hallways
- Ceramic Tile Flooring in Master Bath
- 6" x 6" Ceramic Tile in All Bath Tub & Shower Surround
- Frameless Glass Shower Door in Master Bath
- 9' Ceilings on Main Level
- Brick, Stone & James Hardie® Siding Exteriors with ColorPlus® Technology
- Passive Radon Mitigation System
- Oil Rubbed Bronze Lever Hardware on All Doors
- Landscaping Package Incl. Sodded Yard
- Solid Wood Front Door
- Honeywell® Programmable Digital Thermostat
- Optional Full, Unfinished Terrace Level
- Welled Exit included on All Basement Homesites

*For a complete list of features, please contact your Piedmont Realty & Construction sales representative or visit thinkpiedmont.com

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. Features may vary based on neighborhood.


thinkpiedmont.com

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thinkpiedmont.com

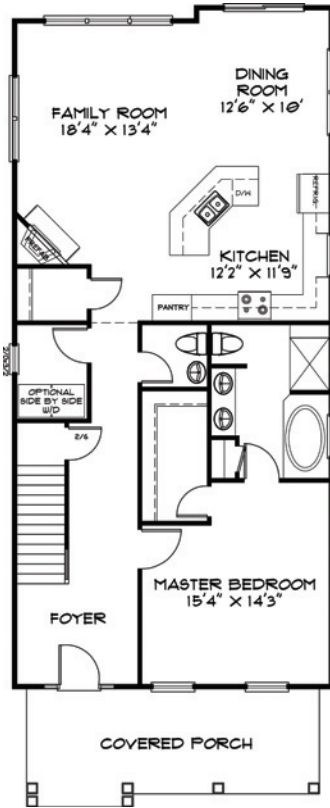

PIEDMONT
Realty & Construction

Earth Friendly HOME

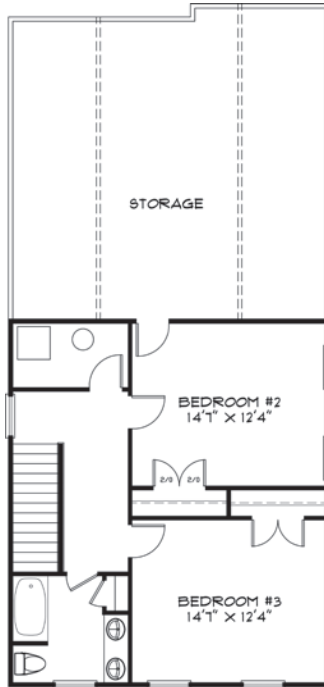
WITH

HYBRID
Technology™

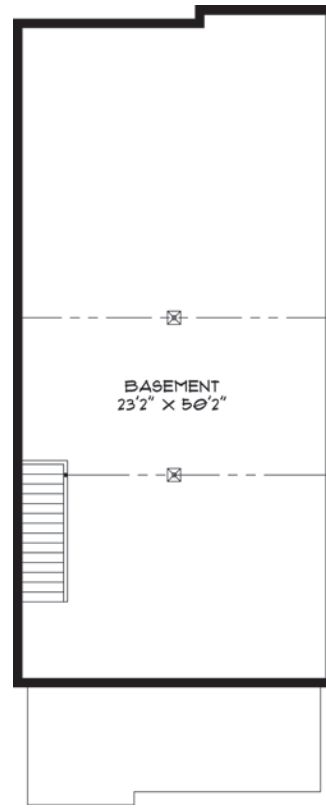
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



NEST REALTY

| | |
|----------------|--------------|
| David Garono | 434 566 1007 |
| Jim Chapman | 703 930 0696 |
| Greg Slater | 434 981 6655 |
| Jodi Mills | 434 466 7220 |
| Jeff Robertson | 434 249 2540 |



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!

