



Duplex  
**35 Canterbury Lane**  
Annville, PA 17003

**COMMUNITY SALES MANAGER**

Andrew Barshinger

Call/Text 717-371-6466

**MOVE-IN READY**



Home Priced at  
**\$452,700**

Plan: Dogwood

Elevation: Dogwood Exterior

2 Bedrooms

2.0 Bathrooms

1,836 Sq. Ft.

This brand-new luxury duplex at Edgemont Preserve epitomizes sophisticated one-floor living, seamlessly blending modern design with timeless comfort. Step into an expansive open-concept layout where the kitchen flows effortlessly into the spacious family room featuring a cozy gas fireplace, creating an ideal setting for both entertaining and everyday living. The kitchen is a true centerpiece, featuring sleek stainless-steel appliances, elegant quartz countertops, and a large island perfect for casual dining or social gatherings. Throughout the home, durable vinyl plank flooring adds a touch of contemporary style and easy maintenance.

The thoughtfully designed floor plan features nine-foot ceilings, two generously sized bedrooms, and two full bathrooms. The secluded owner's suite offers a serene retreat, complete with a dual-sink vanity, a expansive closet, and ensuite bath. Enhancing the home's versatility, the second floor provides ample storage space. The attached two-car garage adds convenience and functionality.

Located in Annville, PA within the Palmyra Area School District, Edgemont Preserve offers a charming small-town setting with unparalleled access to leisure, recreation, and everyday conveniences. Just minutes from the area's best dining, shopping, and premier attractions—including Hersheypark, the Giant Center, Mt. Gretna Lake, and several renowned golf courses—this exceptional community places you close to Hershey, Lebanon, and Harrisburg, with convenient access to Routes 422 and 322. Embrace the perfect harmony of luxury, comfort, and location in your new home at Edgemont Preserve. Contact the Community Sales Manager at 717-371-6466 today and discover everything Edgemont Preserve has to offer.



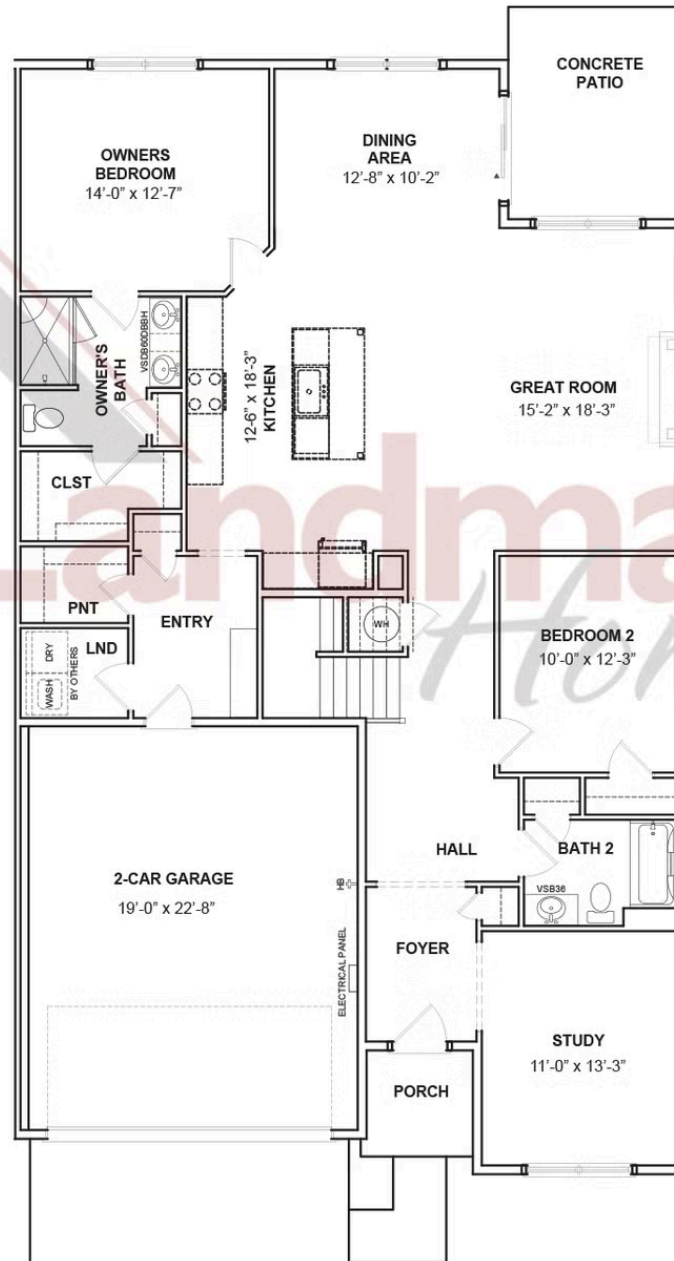


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## FIRST FLOOR



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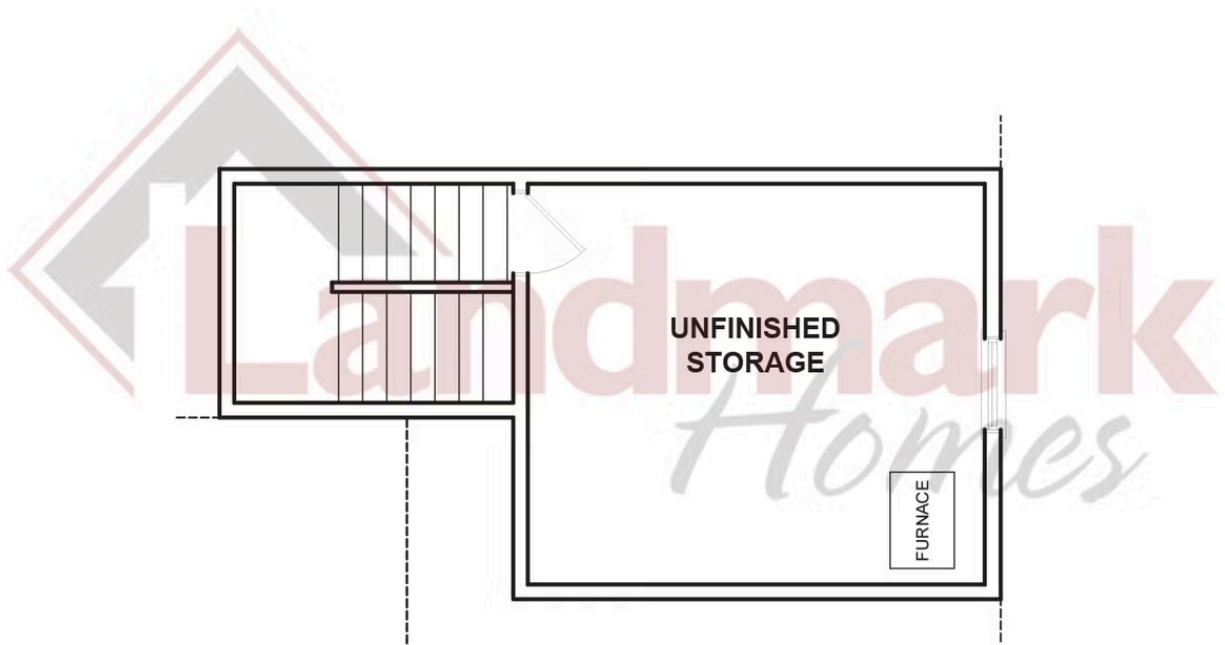


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## SECOND FLOOR



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