



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

**COMMUNITY SALES MANAGER**

Andrew Barshinger  
Call/Text 717-371-6466

**UNDER CONSTRUCTION**



Home Priced at  
**\$409,300**

Plan: Holly  
Elevation: Holly Exterior

3 Bedrooms  
2.5 Bathrooms  
2,090 Sq. Ft.

**UNDER CONSTRUCTION – MOVE-IN THIS SUMMER!** This brand-new 2-story luxury duplex at Edgemont Preserve embodies modern sophistication, blending stylish design with timeless comfort. Step through the charming side entrance into a welcoming foyer that opens into an expansive, sun-drenched open-concept main floor. Just off the front entrance, a well-lit study offers the ideal space for a home office, reading room, or creative retreat; filled with natural light to inspire focus and productivity. Continue through to the kitchen, a true centerpiece boasting stainless steel appliances, granite countertops, tile backsplash, and a spacious pantry. The seamless flow into the dining area and family room is perfect for entertaining guests. From here, step out onto the rear deck, offering the perfect space for outdoor relaxation or summer barbecues.

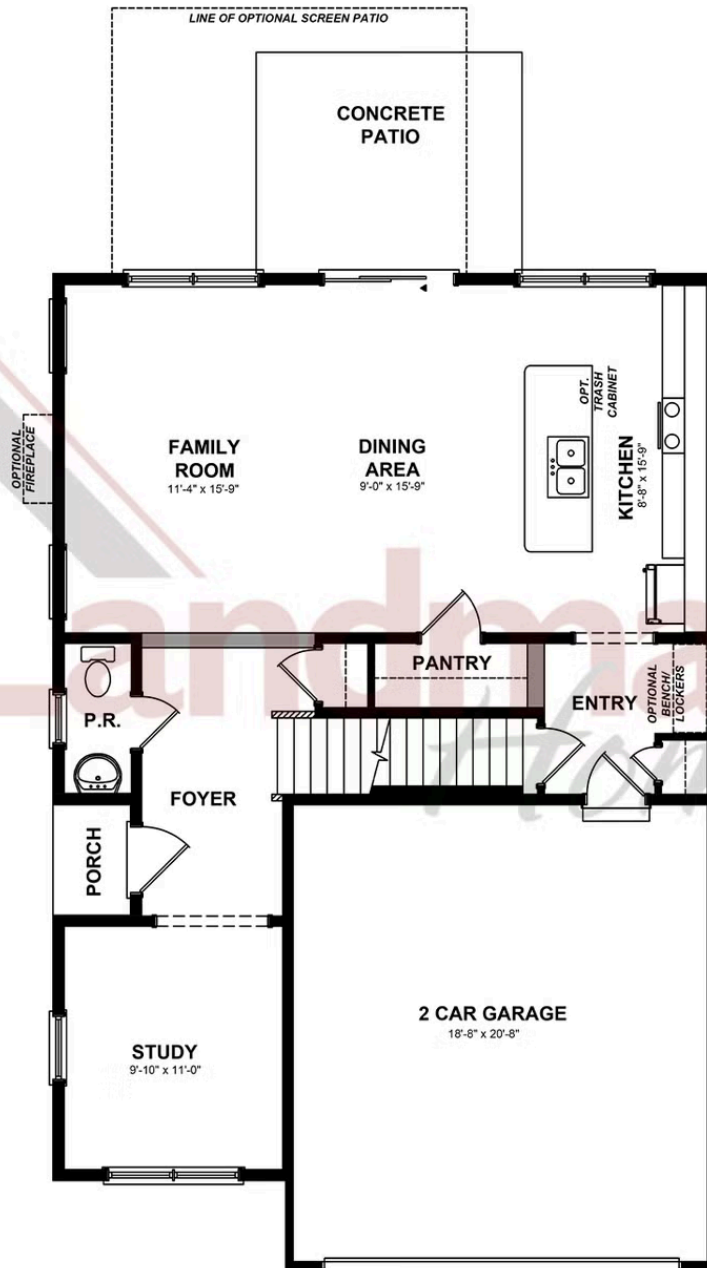
Upstairs, discover a thoughtfully designed layout featuring a versatile loft, two generously sized secondary bedrooms, a stylish hall bath, and a convenient second-floor laundry room. The luxurious owner's suite is a retreat unto itself, complete with a private bath and spacious closet. This home also includes a 2-car garage, providing ample space for vehicles, storage, and everyday convenience.

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.

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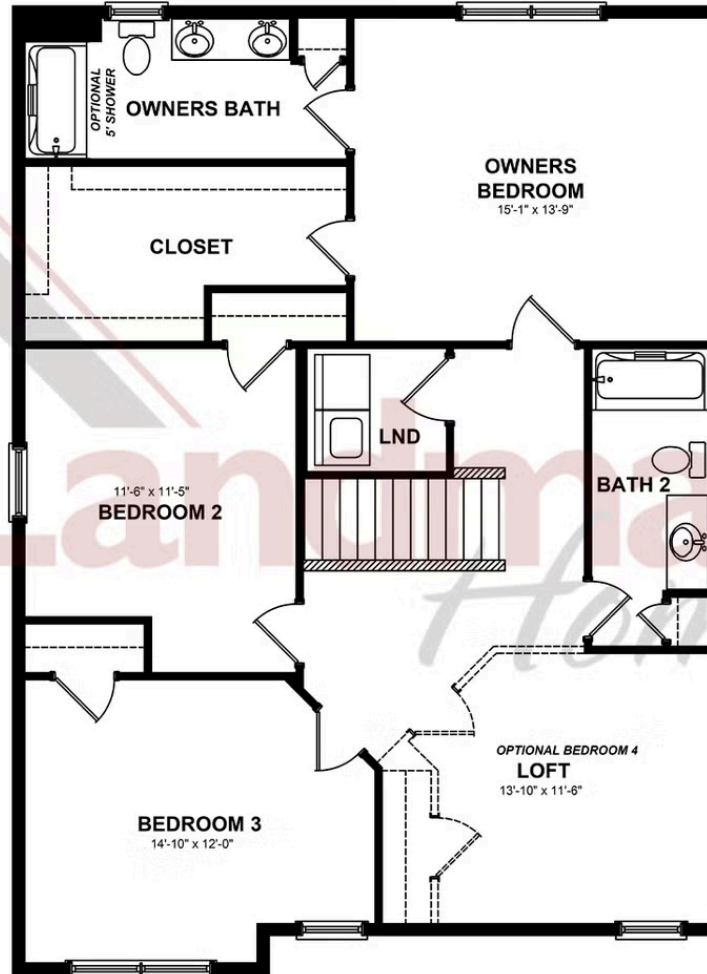


FIRST FLOOR



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SECOND FLOOR



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