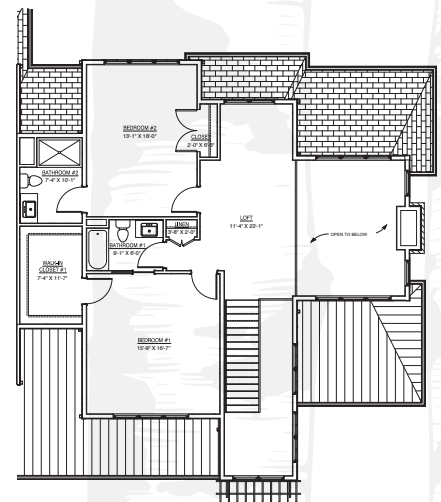
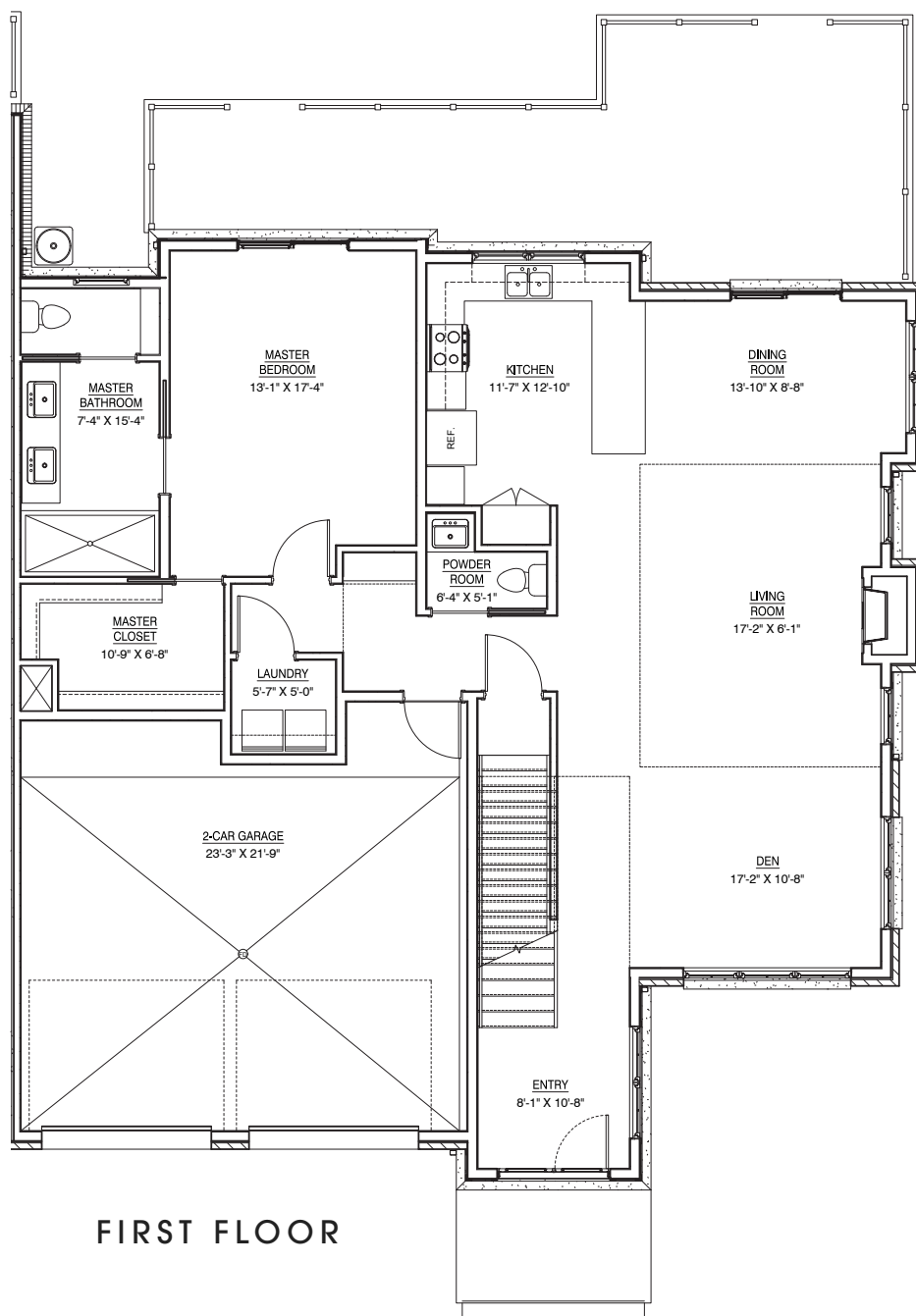


The **BIRCH** at EDGEWOOD TRACE

Our larger option, The Birch floor plan, offers 2,614-2,763 square feet. Customizable to suit your vision and style, the first floor has a beautiful master suite with expansive back deck for outside entertaining, and a roomy two-car garage. The second floor features two large bedrooms and a multi-purpose loft area overlooking the living room.

The Birch begins at \$740,000.



Convenience and Ease in Pepper Pike's Most Distinctive Residential Community

Simplified Living

Increase your quality of life with a limited maintenance lifestyle. Your HOA dues include landscaping, snow removal, trash removal, sprinkler system, and maintenance on the gate, pond, and street.

An Award-Winning Design Experience

Personalize your space to fit your lifestyle with our acclaimed Design Center. Customize your interior finishes with hardwood floors, quartz countertops, and the kitchen of your dreams. Featuring hand selected, quality materials, we get you into a new build quickly and easily without sacrificing quality.

Base Rates at \$690k

There are model homes ready to tour that showcase the many options available. The Aspen begins at \$690,000 and the Birch begins at \$740,000.

120 Day Turn-Around

Looking for an efficient new build process? We can complete a home within 120 days of approved finish selections. This is available when the home is in "White Box" or drywall stage. We have at least two homes at all times in this stage of completion.

World Class Amenities & Convenient Location

Minutes from Beachwood Mall, Legacy Village and ETON Collection, Five-star Restaurants, Award-Winning Orange School District, I-271 and all major highways, 20 minutes to downtown Cleveland, University Hospital & Cleveland Clinic.

First-Rate Construction

The Orlean Company Construction Team uses the latest Green Building techniques in construction with Old World Craftsmanship to provide superior value and energy efficient home.

EDGEWOOD TRACE - Come Home to Custom



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