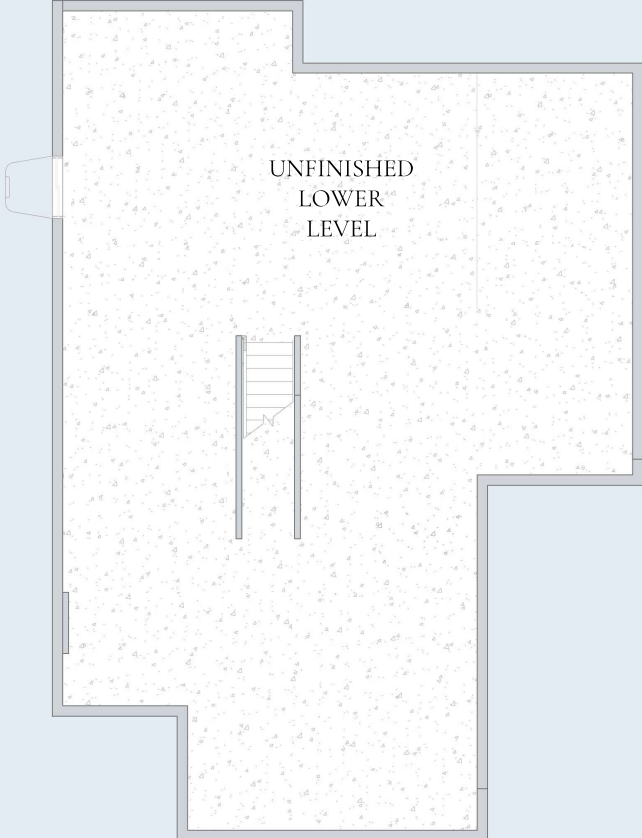
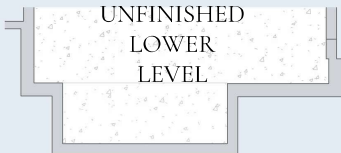


# Lower Level

UNFINISHED LOWER LEVEL  
36'-8" x 52'-8"



Elevation 10  
Ceiling Height 9'-0"



Elevation 20  
+43 sq ft



Elevation 30  
+13 sq ft

FLOORING LEGEND

-  CARPET
-  CONCRETE
-  HARDWOOD
-  LUXURY VINYL PLANK
-  SUBFLOOR
-  TILE



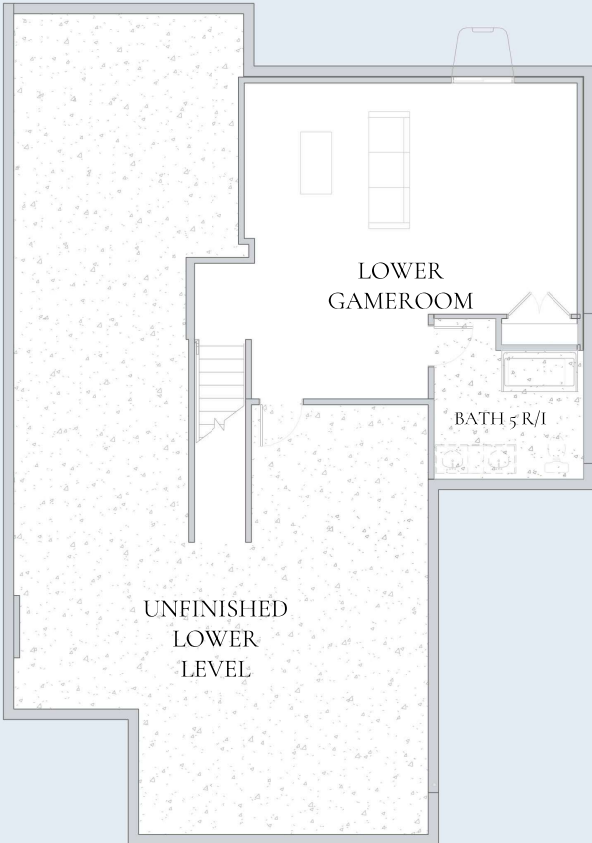
# Lower Level

UNFINISHED LOWER LEVEL

26'-8" x 52'-8"

LOWER GAMEROOM

21'-6" x 20'-5"



Lower Level Layout 1  
+491 sq ft  
Ceiling Height 9'-0"



Every Charter home is unique and as a result your home may have minor variations in dimensions. In addition, renderings include furniture, landscaping, appliances, options, selections, and finishes that may be available for an additional cost or not at all. Please ask your Sales Manager should you have any specific questions.  
The square footage of the home may vary based on which measuring standard is applied

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EDINBURGH - Lower Level



# Lower Level

**UNFINISHED LOWER LEVEL**

26'-8" x 52'-8"

**LOWER GAMEROOM**

21'-6" x 20'-5"

**BATH 5**

9'-4" x 7'-5"



Lower Level Layout 2  
+491 sq ft  
Ceiling Height 9'-0"



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**EDINBURGH - Lower Level**



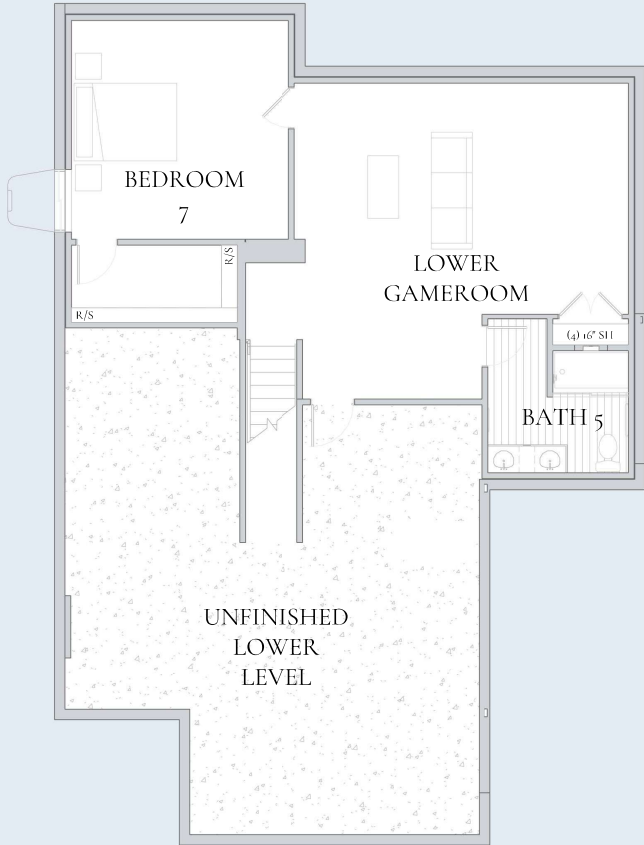
# Lower Level

UNFINISHED LOWER LEVEL  
26'-8" x 52'-8"

BEDROOM 7  
14'-2" x 14'-1"

LOWER GAMEROOM  
21'-6" x 20'-5"

BATH 5 LAYOUT 2  
9'-4" x 7'-5"



Lower Level Layout 3  
+749 sq ft  
Ceiling Height 9'-0"



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**EDINBURGH - Lower Level**



# Lower Level

**UNFINISHED LOWER LEVEL**

26'-8" x 52'-8"

**BEDROOM 7**

14'-2" x 14'-1"

**LOWER GAMEROOM**

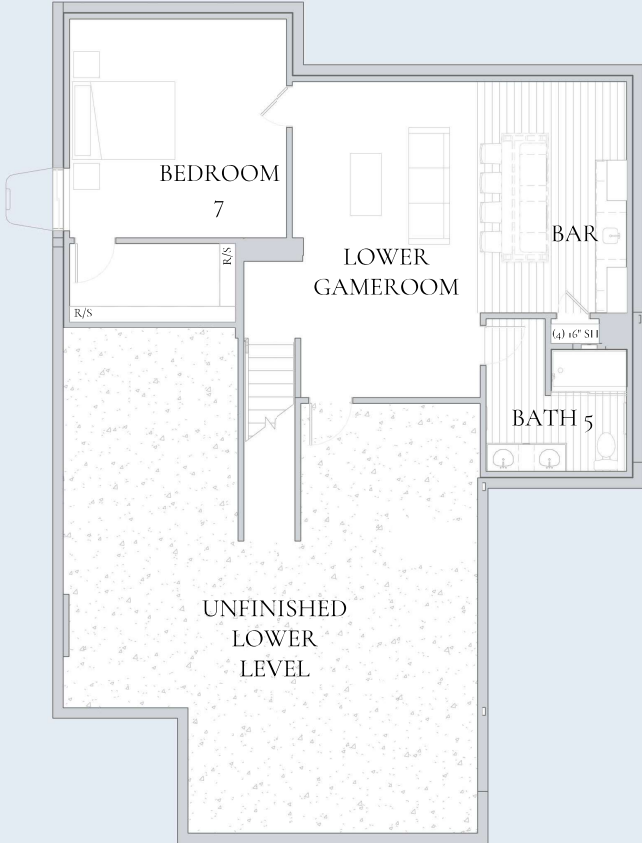
11'-11" x 20'-4"

**BAR**

9'-7" x 14'-10"

**BATH 5**

9'-4" x 7'-5"



Lower Level Layout 3 w/Bar  
+749 sq ft  
Ceiling Height 9'-0"

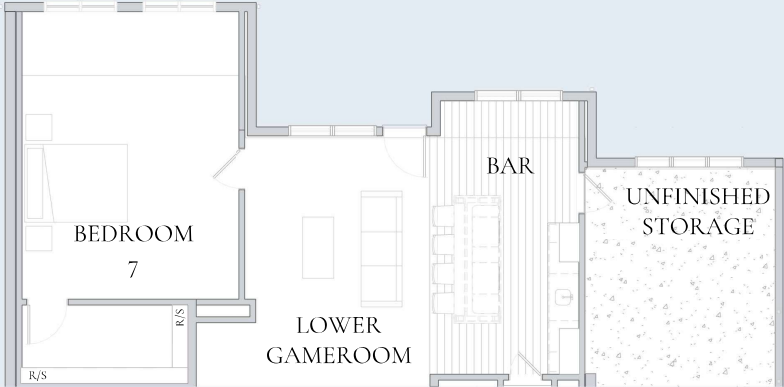
# Lower Level

UNFINISHED STORAGE  
12'-3" x 23'-0"

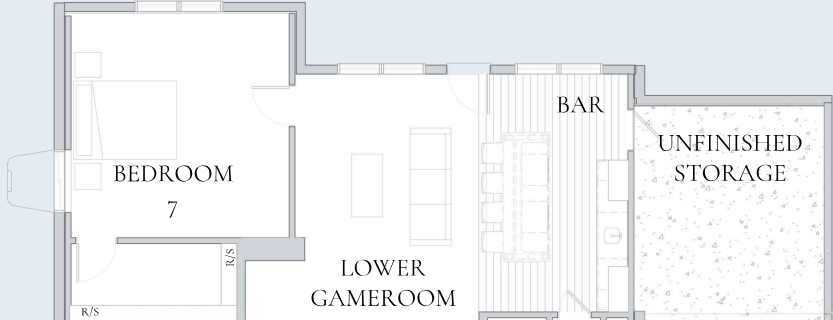
BEDROOM 7  
14'-1" x 18'-8"

LOWER GAMEROOM  
12'-7" x 20'-11"

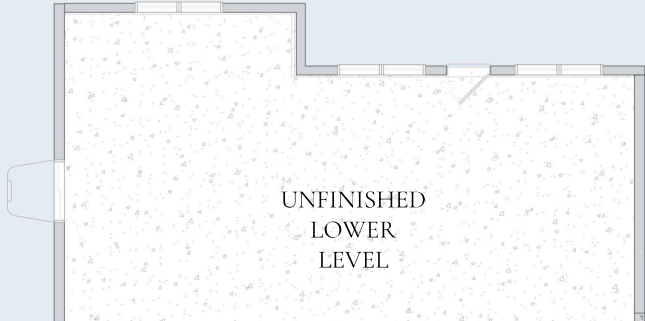
BAR  
9'-0" x 17'-8"



Lower Level Layout 3 w/ Bar w/ Expanded Great Room w/ Expanded Kitchen w/ Sunroom w/ Walkout



Lower Level Layout 3 w/ Bar w/ Walkout



Lower Level w/ Walkout



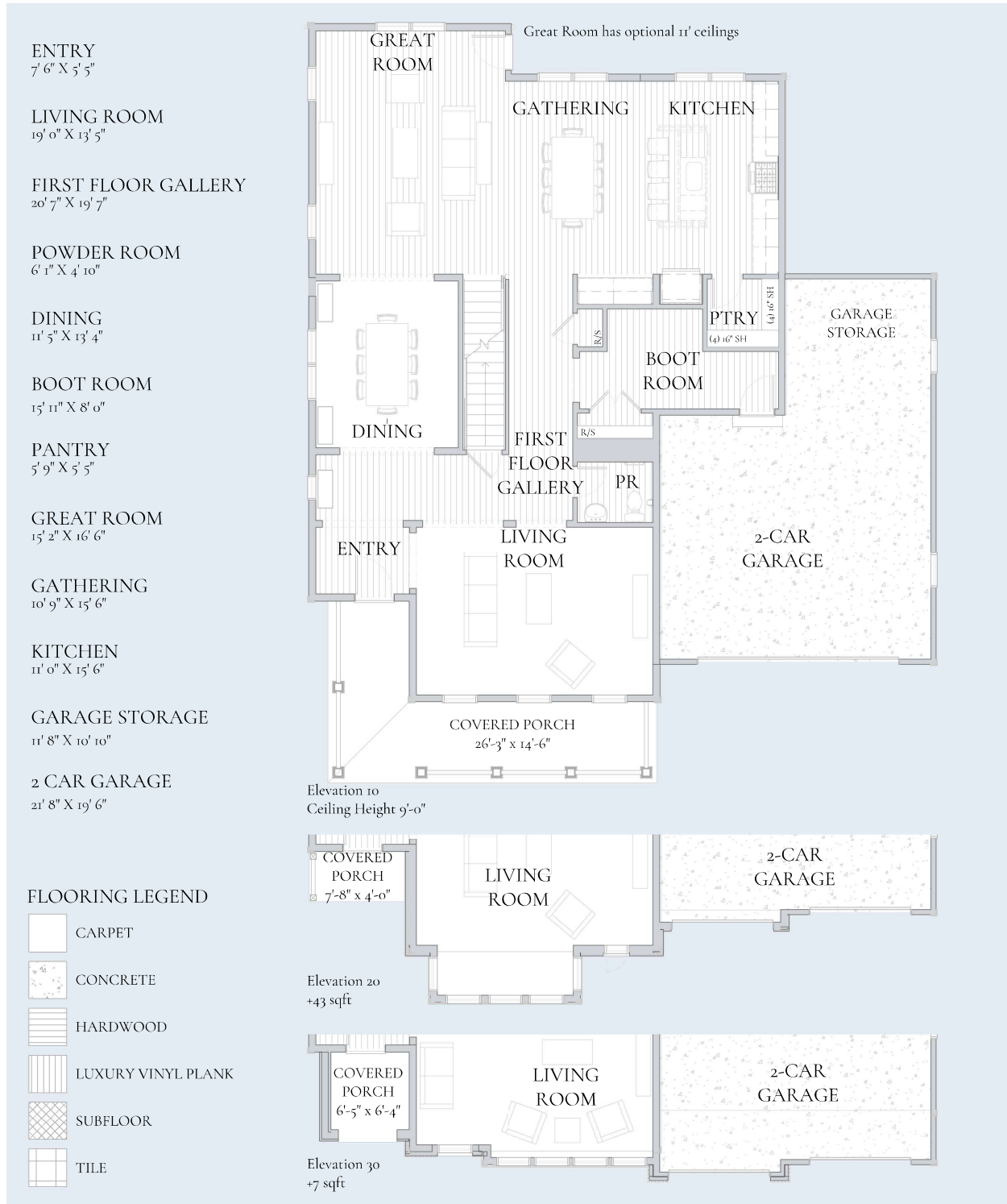
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EDINBURGH - Lower Level



# First Floor



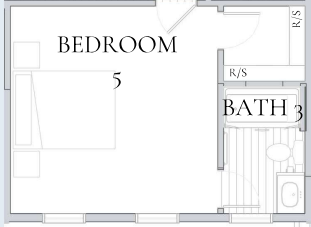
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EDINBURGH - First Floor



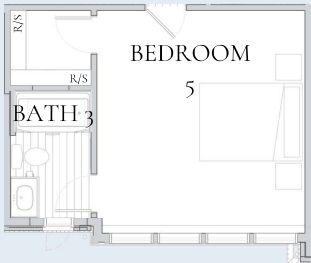
# First Floor



Bedroom / Bath ILO Living Room El.10



Bedroom / Bath ILO Living Room El.20



Bedroom / Bath ILO Living Room El.30



Bath 3 layout 2 (El.10 & El.20)



Bath 3 layout 2 (El.30)



3-Car Garage

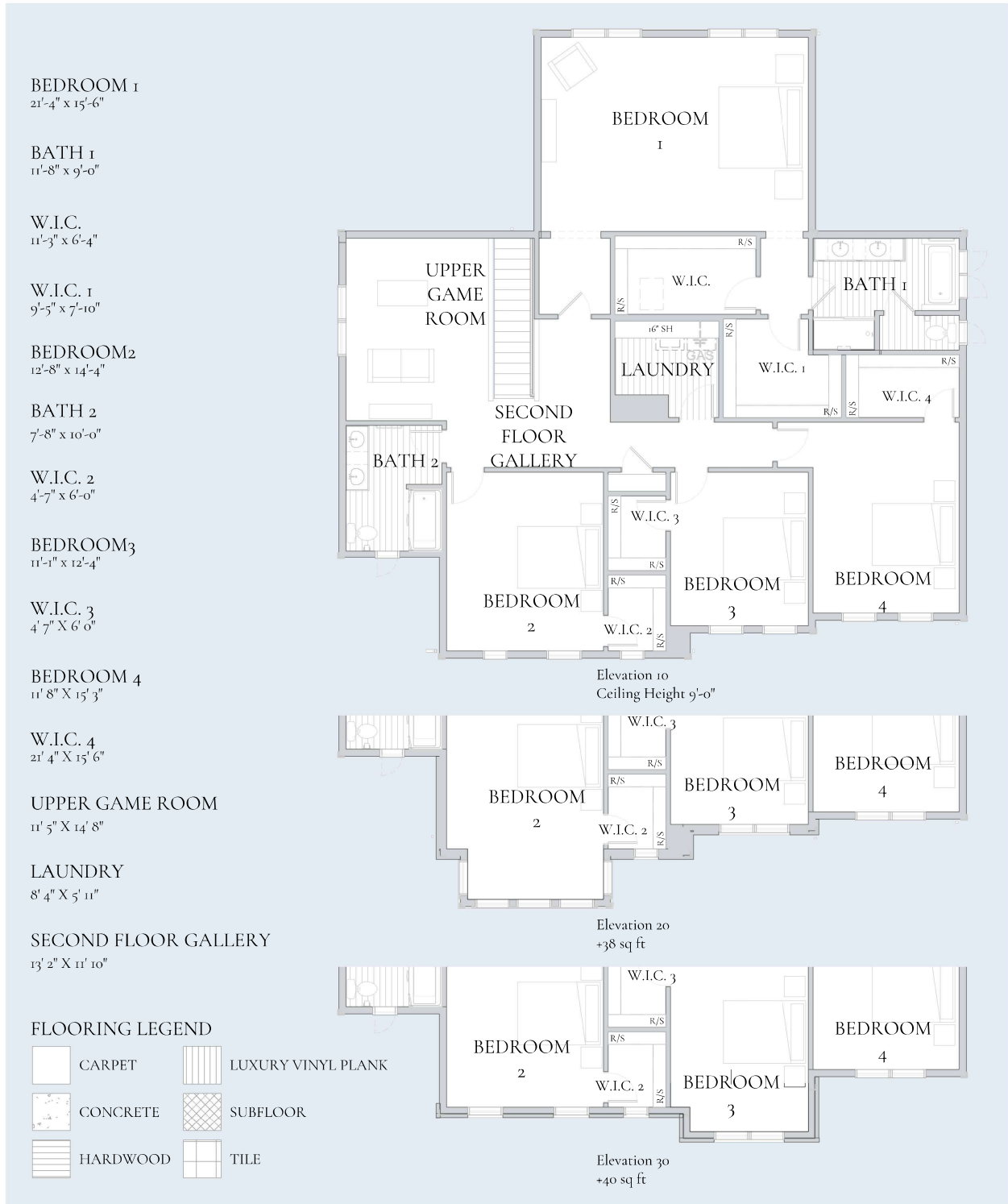


Add Garage Side Entry

# First Floor



# Second Floor



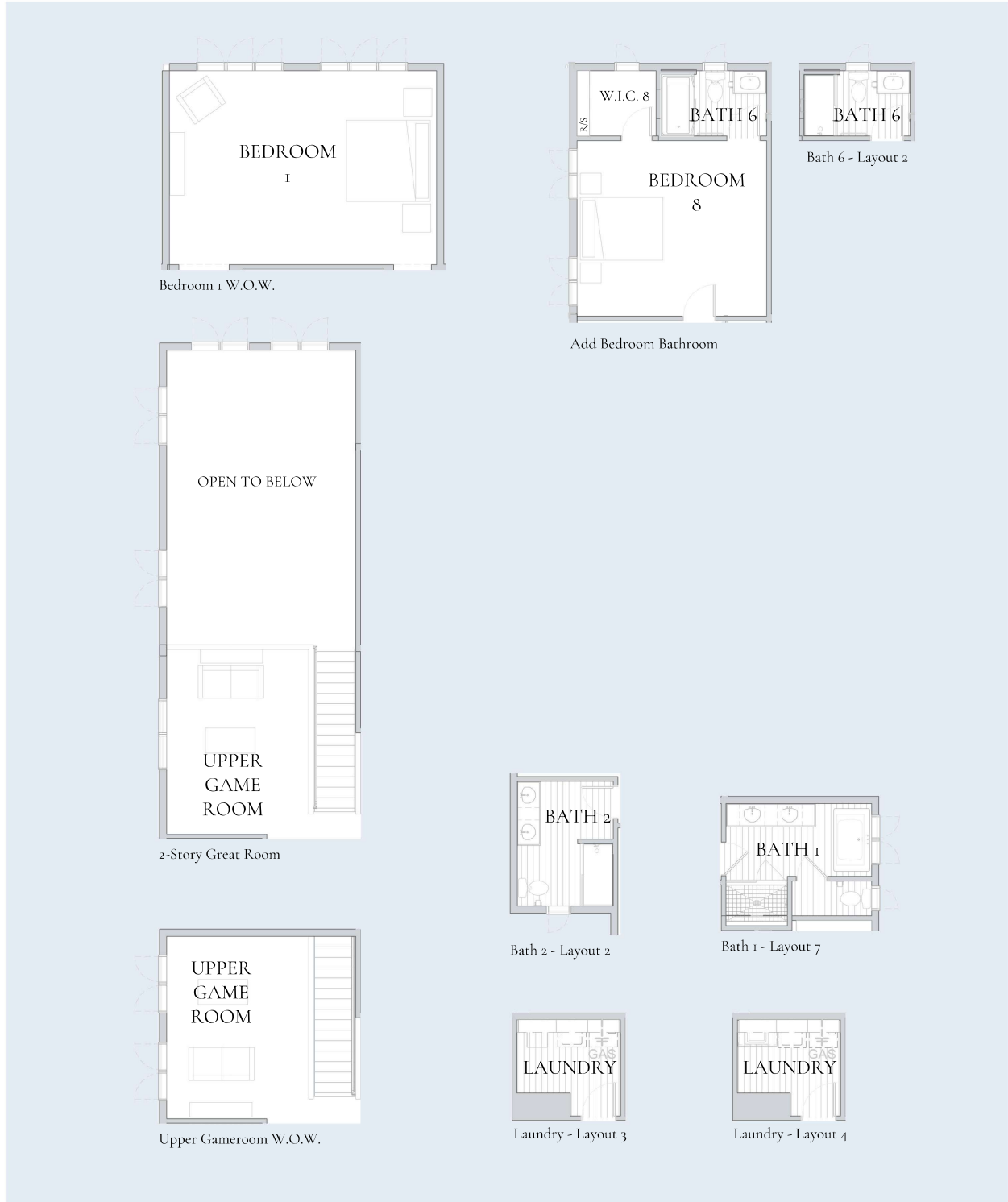
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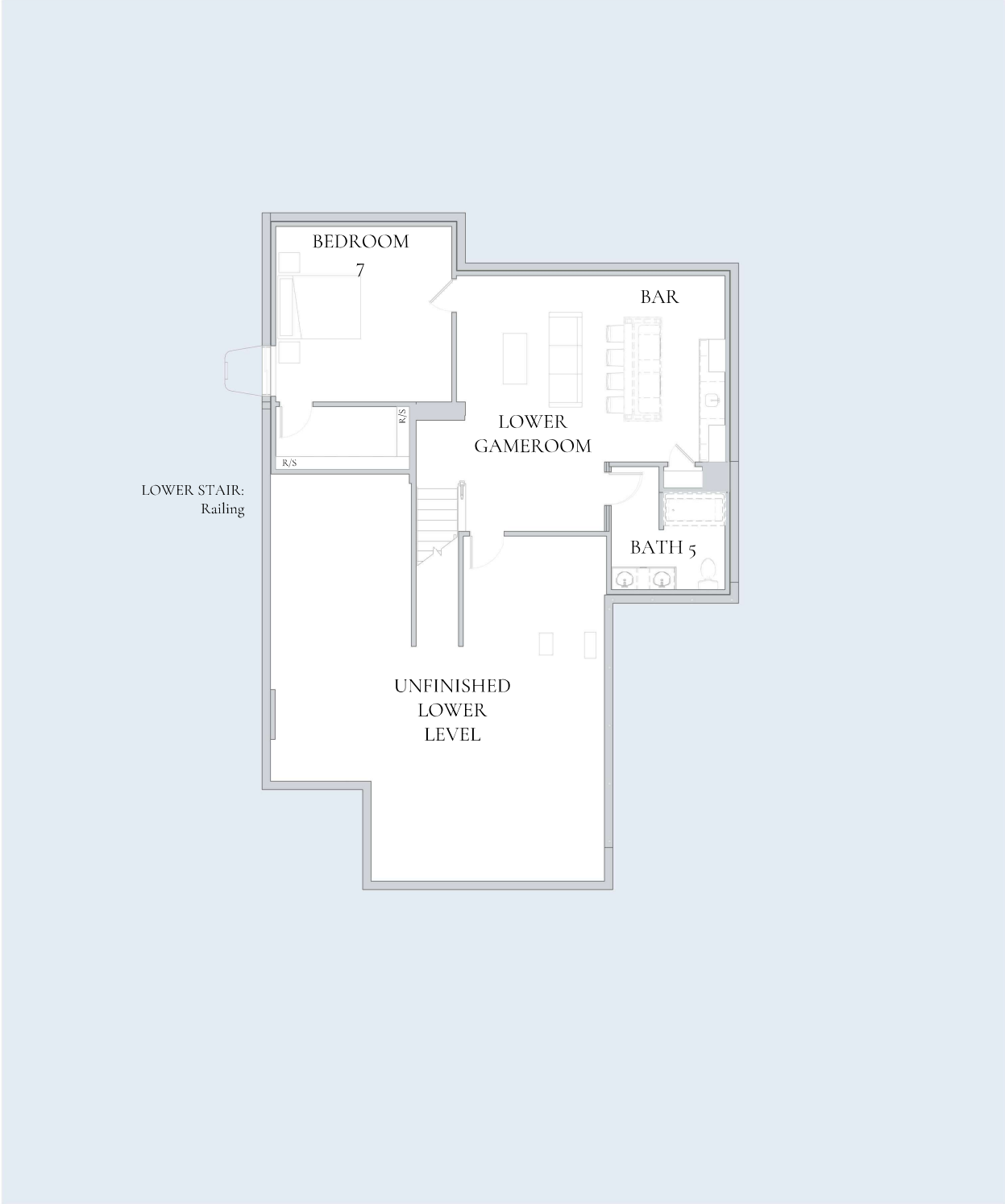
**EDINBURGH - Second Floor**



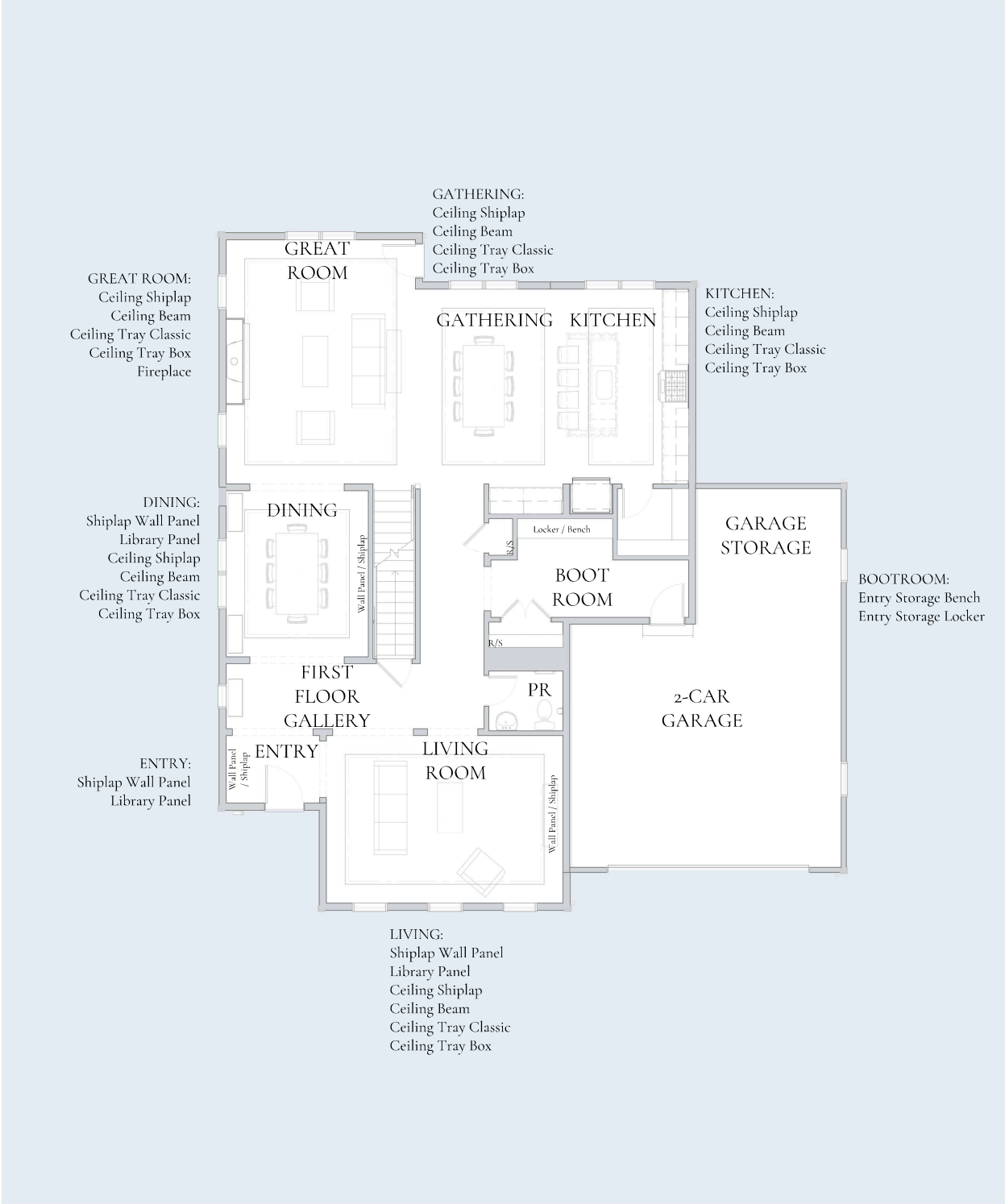
# Second Floor



# Lower Level - Add Details



# First Floor - Add Details



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**EDINBURGH - First Floor - Add Details**



# Second Floor - Add Details



# Always Included

## Contemporary designer finishes

- Slim recessed lighting in kitchens, gathering rooms, pantries, bathrooms, lower level gamerooms, bars, entries, galleries, and laundry rooms
- Dimmer switches included in gathering rooms
- Designer curated cabinetry and kitchen finishes
- Laminate square edged kitchen countertops with tile backsplash
- Cultured marble vanity tops with backsplash and integrated bowl
- Luxury vinyl plank flooring in entries, bathrooms, laundry rooms, kitchens, gathering rooms, great rooms, pantries, lower level and first floor galleries, bars, and conservatories
- Carpet in bedrooms, living rooms, gamerooms, studies, second floor galleries and carpet treads on stairs
- Designer stainless steel appliances including electric range, microwave, and dishwasher
- Coordinated bath fixtures, toilet paper holder, and towel rod
- Coordinated interior trim, doors, and finishes with designer-selected color palettes
- Oversized interior window casing and 5-1/2" baseboard
- 2 panel or 6 panel interior doors with brushed nickel knobs and hinges
- Interior flat latex wall colors in Pure White, Natural Tan or First Star with Pure White semigloss on interior trim
- Designer-curated exterior lighting at key entry points

## Landscaping to enhance your home

- Landscaping design package includes hedge and seeded lawn tree-planting to enhance curb appeal and vary streetscape
- Extra-wide poured concrete entry walkway
- Paved asphalt driveway

## Efficient systems for comfort and convenience

- 200 amp home electric service
- High-efficiency heating and cooling systems
- Smart, WiFi enabled programmable thermostat
- Large capacity high efficiency water heater for everyday use
- High-bandwidth CAT-6 network wiring
- Garage door openers with remotes
- Front and rear exterior hose bibs

## Building components deliver timeless performance

- Architectural roof shingles
- Fiber cement exterior siding featuring colorfast technology
- Energy efficient windows with Low E glass and removable screens
- Oversized insulated fiberglass dent resistant entry doors with secure deadbolt

## A structure built to last

- Concrete foundations with built-in moisture protection systems
- Engineered structural systems designed for long-term performance
- High-performance insulation and windows to support year-round comfort
- Air-sealed exterior construction for maximum performance and efficiency
- Durable tongue-and-groove sub-floor system



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**EDINBURGH - Always Included**

