

*Welcome To*

**1218 E. ELFINWILD ROAD**

SHALER TOWNSHIP



### CONTEMPORARY TWIST ON A CLASSIC SPLIT ENTRY!

Welcome to 1218 E Elfinwild Road in the convenient Shaler Township. This spacious 3 bedroom 2 bathroom brand new home offers a dynamic floor plan. Custom designed with an awesome open great room concept, this is not your parent's split entry. The classic design, contemporary architecture and quality construction will please the most discerning tastes.

As soon as you step through the front door you will be graced by warm hardwood floors carried through the foyer and accentuated by a large palladium window and side lights. The light and bright great room is situated at the top of the stairs and is completely open to the formal dining room and kitchen to form a large entertaining space. The expansive great room

*For Additional Information...*

**Jason Moots** | **Shawn Pulpan**  
*Making Your Dream Home A Reality*

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**COLDWELL  
BANKER**

**REAL ESTATE, INC.**

[www.RealEstatePittsburgh.com](http://www.RealEstatePittsburgh.com)

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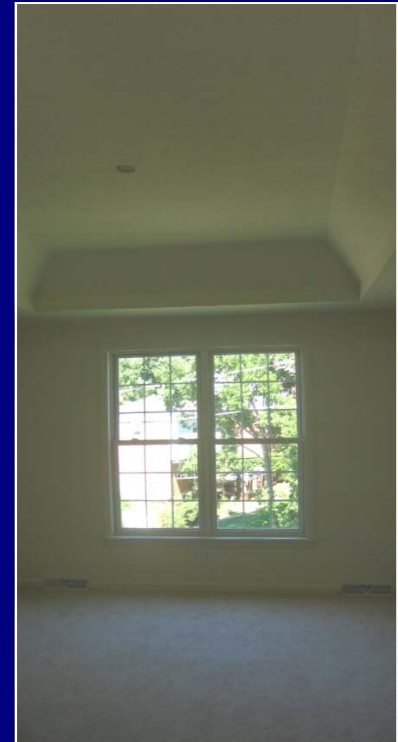
offers a dramatic cathedral ceiling recessed accent lights, large picture windows and beautiful trim molding. Cozy winter evenings can be had in the great room around the automatic start gas fireplace. Adjacent to the great room is the stately formal dining room. The dining room with stately wood work, hardwood floors and cathedral ceiling is the perfect place to host holiday gatherings.

The sizable kitchen is open to the rest of the first floor with an adjoining bar top and separate breakfast nook. The gourmet kitchen also features upgraded cabinets, solid surface or granite counters, recessed lighting, and hardwood floors.

The home also boasts a 14'x14' first floor master suite with generous closet space and a luxurious bath. The master bedroom features a tray ceiling and plenty of natural light. The first floor also hosts two additional 11'x11' bedrooms, each with generous closet space and an additional upgraded bathroom.

The lower level of the home is finishable for a game room, home office or additional bedroom space. In addition, the lower level can be configured to offer another bath, separate laundry room and storage rooms in the garage. This home also offers a high efficiency furnace and air conditioner, high efficiency hot water tank, 200 Amp electric service, Private treed half acre lot and oversized 2 car garage.

Noah Designs, Inc. is a leading area CUSTOM home builder. They are dedicated to customer satisfaction and quality workmanship. The builder is about to break ground on this unique property. Contact Jason Moots 412-999-9552 or Shawn Pulpan 412-551-6462 to meet with the builder and pick your own options or edit the floor plan.



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