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FALL 2022

Housing Starts

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Low Maintenance Housing

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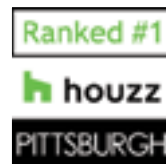
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About the cover:

A Rosebank model Great Room by Eddy Homes.

Mortgage Rates Climb

Average long-term mortgage rates jumped last week to their highest level since 2007 as the Federal Reserve intensified its effort to drive down decades high inflation and cool the economy. Freddie Mac reported that the 30-year rate rose to 6.29%. That's the highest its been since August of 2007, a year before a crash in the housing market triggered the Great Recession.

Rapidly rising mortgage rates threaten to sideline even more homebuyers. Last year, prospective homebuyers were looking at rates well below 3%. Perhaps nowhere else is the effect of the Fed's action more apparent than the housing sector. Existing home sales have been in decline for seven straight months as the rising cost to borrow money puts homes out of reach for more and more people. Sales fell 19.9% from August last year, and are now at the slowest annual pace since May 2020, early in the pandemic.

Many potential homebuyers are opting out of the market as the higher rates add hundreds of dollars to monthly mortgage payments. Also, many homeowners are reluctant to sell as they are likely locked into a lower rate than they would get on their next mortgage.

Apartment construction lagged the volume of 2021 by more than 33% through the first seven months of 2022; however, the pipeline of projects that have been entitled and bid includes approximately 1,500 units. Occupancy is above 95% in most Pittsburgh submarkets and rents have increased by 7.9% year-over-year through August. Those are favorable conditions for multi-family new construction, as is the limited inventory of homes for sale. The outlook for all of 2022 is approximately 1,800 units of new apartments to begin, with a similar volume for 2023.

Market conditions for single-family residential are less positive. In addition to higher mortgage rates, high price appreciation, high material costs and a declining inventory of buildable lots, all are making a serious supply problem worse. While these conditions help prop up apartment construction, they have slowed down single-family construction by 16% through the end of August.

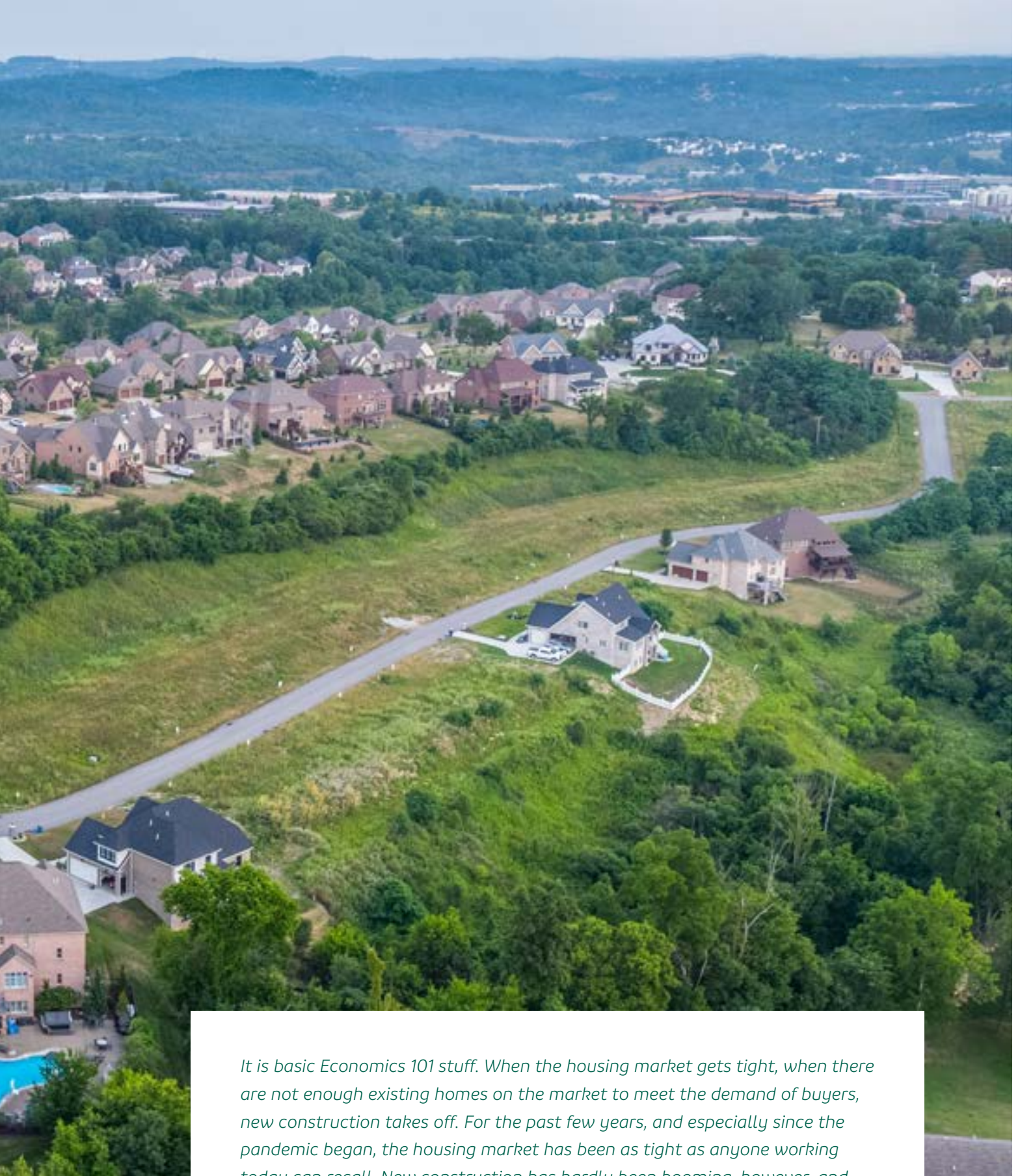
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WHY AREN'T THERE MORE HOUSING STARTS?



Image supplied by Graziani Homes



It is basic Economics 101 stuff. When the housing market gets tight, when there are not enough existing homes on the market to meet the demand of buyers, new construction takes off. For the past few years, and especially since the pandemic began, the housing market has been as tight as anyone working today can recall. New construction has hardly been booming, however, and the lack of new homes has kept prices spiking. For the first time since before World War II, new construction is not keeping up with the needs of the market.

This phenomenon is a national trend that is more pronounced in Western PA. The root causes of the shortfall in construction are the same everywhere. Pandemic-induced supply chain disruptions have slowed construction dramatically. There are not enough skilled workers to build more homes. Lot inventory in virtually every city is too low to allow builders who want to expand to do so. Existing residents oppose changes in zoning that would allow for more new construction. Prices of land and new homes have increased to the point that first-time buyers – and many move up buyers – cannot afford new construction. These causes exist everywhere and several of them are exaggerated in metropolitan Pittsburgh.”

For most buyers looking at new construction, the dilemma can be summed up simply: if they can find new construction, they cannot afford it; and if they can afford it, the new home is not where they want to live.

It is worth remembering that home buyers choose existing homes over new construction by a five- or six-to-one ratio in any given year. For all the advantages of a new home – little maintenance, floor plans that you like, that “new home” smell – most homeowners are not willing to wait when they make the decision to buy a house. When there are not opportunities to find something acceptable in an existing home, new construction looks more appealing. The latter sentence describes today’s marketplace, but new construction is unable to meet the demand.

Fixing the problem is a tall order. Inflation requires counter measures that make it harder for the housing market, not easier. History has shown that cutting interest rates sparks the housing market, but rates will not be cut until and unless a recession occurs – and that carries its own set of challenges for the housing market. Local government leaders talk of making housing more affordable, but their residents typically reject measures that would lead to more density or lower cost housing in their communities (hence, not in my backyard or NIMBY). The reality is that we are experiencing market conditions that are at the extreme end of the cycle.

We have experienced extreme market conditions in the housing market before. Since the end of World War II, the most extreme imbalances have been in the opposite direction. Too few people were chasing too many homes. There were periods of overbuilding in the 1970s. Financial incentives drove housing bubbles in the late 1980s and mid-late 2000s. The latter bubble sparked a global financial crisis that left America with millions more homes than homeowners, and it took almost a decade for the market to rebalance. Balance did return in every case of overbuilding, and it will return again at some point in the next few years. In the meantime, buyers, sellers, builders, lenders, and real estate agents will have to adjust to a situation that is anything but normal.

What is Normal?

The housing market is like all areas of the economy. It is local. While there is an overall U.S. housing

market that can be quantified and described, there are always local markets that are outperforming or underperforming the overall market. So, understanding normal means looking at what is going on in your backyard. That is especially true right now.

There are aspects of the housing market that are national (or global) in nature and influence the health of all local markets. The availability and cost of financing is one of these. Global supply chains, economic recessions, and inflation are others. Each of these is playing a role in dragging the new construction market down today. That is abnormal. In more normal times, the strength or weakness of the new construction market turns on local unemployment, demographics, existing home



HOUSING STARTS?

inventory, lot inventory, and home prices. Even in extraordinary times, like 2022, you can see how the differences in these regional factors influence construction. In cities with population growth – like Austin, TX or Orlando, FL – the drag from inflation and higher mortgage costs is less than in cities with declining population or unusually high home prices.

In Pittsburgh, it is clear that the abnormal conditions are weighing on the new construction market, but the impact of factors specific to Pittsburgh have been as influential. High inflation of residential building materials started in mid-2020, as did the lengthening of lead times for new construction; however, there were 13 percent more single-family homes started in 2020 compared to 2019, and four percent more started

in 2021 compared to 2020. While both inflation and mortgage rates have created uncertainty in the Pittsburgh market, new construction will likely end 2022 within the range of what is the “new normal” for Pittsburgh. However, realtors and builders are in agreement that there would be more buyers for new construction were the financial conditions more favorable.

“It’s not a lack of demand for new construction,” says Jeff Costa, founder of Costa Homebuilders. “There are two reasons sales are slower. A dramatic increase of the cost of materials and labor has inflated the price of the home for the past two years. The other reason is that with the interest rates going up, people whose interest rates are affecting their monthly payment are having to

pause their decision making.”

Residential construction saw activity step up significantly from the late 1980s to the mid-1990s. Driven by more rapid growth in suburbs in Butler, Washington, and Westmoreland counties, housing starts for single-family homes topped 3,000 units annually from 1995 until 2008, peaking at more than 4,000 new homes in 2003 and 2004. Following the mortgage crisis, new construction declined to fewer than 3,000 units again, topping 2,000 single-family detached home starts only twice from 2009 through 2017. Offsetting the decline in single-family homes was a mini-boom in apartment construction, which has averaged 2,125 since 2013.

In recent years, however, the strength of the Pittsburgh economy



Arabian Meadows by Scarmazzi Homes in Chartiers Township.



New construction activity is lower for all types of housing in 2022. Source: Pittsburgh Homebuilding Report.

and its unusual demographics pushed single-family home construction higher. Since 2018, starts have bounced back to the pre-Great Recession era levels. This recovery to roughly 3,500 new single-family homes each year, including two years during the pandemic, came in spite of the limiting challenges of tight inventory and less land development.

Pittsburgh’s unusual demographics are playing a role in the higher volume of new construction in new normal years. The high share of older residents in Western PA gets plenty of press, but an influx of young people has altered the demographic makeup in an unexpected way. The growth of emerging technology companies has drawn enough young people to Pittsburgh that the median age of a city resident has fallen below 33 years old. That is seven years younger than the median PA resident and five years younger than the median U.S. resident.

The impact of this wave of younger people has been to fill up the thousands of apartments that have been built, mostly within Pittsburgh’s city limits. Given that the increase in apartment development is nearly a decade old, the wave of younger residents is also building the pipeline of prospective homeowners.

At the other end of the demographic spectrum, Pittsburgh’s outsized share of Baby Boomers (and their parents) has created a different pipeline of housing demand. Retiring Pittsburghers have long relocated to warmer climates after their careers ended. Empty nesters became a demand driver because they would vacate their long-time family home, creating opportunities for move-up buyers, and, if they stayed in the area, would become buyers of smaller homes. Firms like Weaver Homes, Scarmazzi Homes, and Traditions of America, have grown to be

among the top ten builders in Western PA by building homes exclusively for empty nesters. But a significant change in lifestyle has made this demographic cohort a part of the supply problem.

While empty nesters can still be counted upon to downsize from their family homes, far more are remaining in those homes well past retirement. That greatly reduces the number of move-up homes available. Moreover, the number of empty nesters who own second homes – the so-called Snowbirds – has increased significantly. More than five percent of retirees own two homes, almost double the share in 2000. This means that another portion of move-up homes stay off the market in 2022 that would have been available in 2000.

These demographic and economic factors impacting supply and demand for new construction have added to the pressures on the market, but the most significant impact on new construction has been the slowdown in land development since the turn of the century. This slowdown also has a variety of causes, both economic and demographic.

The demographic factor has to do with the age of the developer in Western PA. Land development is a high-risk undertaking. Millions must be spent to acquire the land and prepare it for home lots. The process takes the better part of two years, meaning that developers may not see a profit on a new community until the project is four or five years into construction. The majority of residential developers in Western PA are owned by individuals over the age of 65. That

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is an age when aversion to risk is higher. Over the past decade, more developers have hung up their spurs than joined the industry.

One reason that the risk has become heightened is that the cost of development has increased significantly over the past 20 years. Land has become much more valuable, as the remaining undeveloped property in desirable communities has dwindled and competition for land – especially after the shale gas play began in 2005 – has increased. The cost of site development and utility infrastructure is roughly double what it was in 2000. And the time needed and cost added for entitlement and environmental approval has also increased markedly. Taken all together, land development is a more difficult undertaking than it was in the 1980s or 1990s.

“Land is getting more expensive with more regulations on development. There's not a lot of flat land left so you're dealing with slopes. They just brought back federal clean stream regulations that affect how we develop, adding thousands of dollars per lot,” explains Paul Scarmazzi, CEO of Scarmazzi Homes.

Development in the New Normal

Scarmazzi is one of a few builders who choose to develop its own communities. During the 1990s, dozens of custom builders fueled the boom in construction in the suburbs. Developers could count on builders taking down 10 or 15 homes per year in these kinds of communities. As time and economic woes have sapped the ranks of custom builders, a developer of a potentially large community – one with several hundred lots – faces the prospect of managing multiple builders over a decade's time. Today, the region's top two builders – NVR Inc. and Maronda Homes – account for 50 percent of the total starts. Developers have understandably shifted their focus to new projects for the production-style builders that allow them to complete the project within a three-to-five-year period, although the chill from the higher prices and mortgage rates have slowed sales for production builders too.

Like Scarmazzi Homes, Weaver Homes and Traditions of America also develop the communities in which they build homes. Custom builders like Barrington Homes and Eddy Homes, which moved away from development until recently, are finding it necessary to develop in order to maintain the supply that their customers demand.



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WHY AREN'T THERE MORE

"We've changed our business model to focus on building on the customer's lot. I'm getting into larger houses more each year so I'm building fewer homes on larger lots," says Costa. "There will also be lots becoming available from developers who have sold to the bigger production builders. Those builders are seeing their sales slip too."

While Foxlane Homes may be relatively new to the Pittsburgh area, they are not new to the industry. Partners Mike McAneny and Eric Nicholl, industry veterans, are taking a hybrid approach to finding supply, utilizing a mix of raw land and finished lot projects to add inventory in an increasingly competitive market. Foxlane entered the market in 2021 by building out some remaining finished lots in Hampton and selling

out a small plan in Sewickley, but now they are active in four new communities across Pittsburgh, with many more in the works.

"One of the advantages that Mike and I have is our experience in both building, entitling and developing our own lots. We are not rule-bound by a particular way of operating. We are not purchasing only finished lots or purchasing only raw land," Nicholl says. "We have flexibility and experience to do either with the right project. And, with Mike being a native to Pittsburgh's North Hills, we have been able to lean on some of his long relationships with developers, vendors, and sellers to help grow the brand."

"Additionally, we have flexibility to take on large or small communities in the right locations for the Foxlane

brand. Nowadays, it takes much longer time to get a large piece of property approved and to the market, so we can do some smaller infill properties to fill the gaps. We are very particular with our locations and projects to ensure we protect the Foxlane brand by building in locations where people want to be. However, we are not limited to the size of a project or the complexity," Nicholl says.

Finding opportunities to build where people want to live is no small challenge. Darlene Hunter, vice president, New Homes Division of Howard Hanna Real Estate Services, sees the market as delineated between the buyer for production-style homes and custom homes. While buyers still have to hustle to find available new construction in the larger



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HOUSING STARTS?

Ryan Homes or Maronda Homes communities, the market for the buyer who wants a true custom home is most challenging.

“We have buyers that can't find what they're looking for in the market or price point that they're looking for,” Hunter says. “They want new construction, but it may not exist where they want it. Most of the custom builders in our markets are \$700,000, or \$800,000, or even up to a million dollars in these custom home communities. Pricing and product availability are limiting what people can buy in the custom home market.”

Hunter says that the lack of land development in the region's most desirable municipalities is part of the problem, but she also places blame on the conditions that have been warped by the pandemic.

“The builders have had to deal with the supply chain and labor shortages to concentrate on completing the houses that are under contract, instead of focusing on building spec homes,” says Hunter. “I believe if there was inventory, people would buy that inventory because there would be an established price. That's especially true for the people relocating into our marketplace.”

While it is clear that the number of available lots to build new homes is significantly lower than in 1995 or 2000, there has been inventory built during the post-Financial Crisis period. Following the global mortgage market meltdown in 2008, regulations added by the Dodd-Frank Act made development of new communities more difficult and

expensive. Lenders wanted little or nothing to do with development loans, and only slightly more appetite for speculative building. Lot inventories became depleted without a new pipeline. In Cranberry Township, for example, the total number of lots and units to build fell to 510 in 2017. Only 159 lots remained unbuilt that year.

By mid-2022, however, the total number of lots and units swelled to 1,079 and 817 – or 76 percent – remained unbuilt. One thousand available lots/units would have barely satisfied demand for one year in Cranberry Township in 1990. Similar dynamics exist in other municipalities where land is still available, like Pine Township, Cecil Township and Adams Township. The market in 2022 is slower but clearly demand is as much

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WHY AREN'T THERE MORE HOUSING STARTS?

to blame for the low volume as tight supply. The daily drumbeat of negative news and the shifting rate environment are paralyzing decision making for many buyers

"I feel like consumer confidence is a problem that is holding people back. I don't think people are certain where the economy is going. The media has to report what is accurate but sometimes I think the sensationalism of the way it's reported gives people pause and prevents them from moving forward," Hunter says. "But I think people are still looking to buy new construction so, if things stabilize in the next quarter or into 2023, buyers will move back into the market, and I don't think interest rates will hold them back."

Lenders have responded to the escalating rate environment by

being creative, offering improved terms and conditions for qualified borrowers. There appears to be some relief on the horizon for inflation, although the shortage of skilled workers may force builders to keep prices higher, even as costs for lumber, metals, asphalt, roofing, and other products have declined. Conditions for land development are not going to improve significantly in 2023, which means the opportunities for new construction product will be limited through 2024.

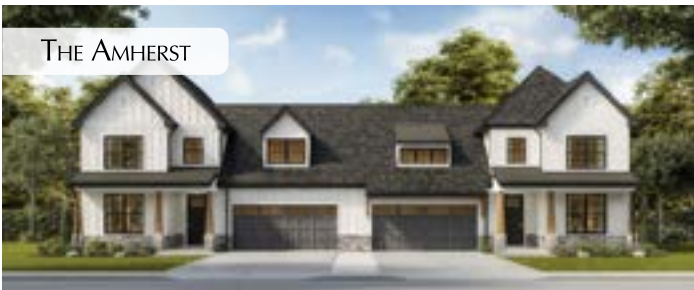
Taking all the factors in the market into account, Pittsburgh is going to be a tough place for new construction for the first-time buyer, unless that buyer is shopping above the \$500,000 mark. For move-up buyers, the market will require them to spend a bit more

and to be patient about finding new construction in the municipalities that are in high demand.

"We believe we are still under-supplied in Pittsburgh," says Nicholl. "Buyers are more discerning now. We are seeing buyers looking for well thought-out floor plans, higher quality finishes, and the ability to customize or personalize their home. However, the property has to be in the right area and positioned properly to the market."

"I think as soon as inflation and interest rates settle, things are going to be moving again, whether that's 2023 or 2024," predicts Costa. "When things have stabilized, and rates are down a little bit, there are still lots of people that want new construction." **NH**

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Call for New Homes North Continues



Throughout 2021, communities in the northern sector of Pittsburgh and beyond enjoyed growing popularity with many of its townships garnering accolades such as “2021 Best Suburbs to Live in the Pittsburgh Area”, a report prepared by Niche.com. It would appear that this growth trend continues in 2022.

Aspen Model by Infinity Custom Homes.



From a larger, regional perspective, a May 2022 article in the Pittsburgh Post-Gazette reported that “bidding wars still occur whenever a new listing hits the market.” Further, recent research with regard to home prices (ATTOM Data Solutions as analyzed by Kiplinger, a leader in personal finance and business forecasting) found that the Pittsburgh Metro area was one of the more affordable places to own a home in the U.S., while other quality of life surveys reported that those living within the Pittsburgh region found it to be excellent or very good. In a Roofstock.com blog titled “The Pittsburgh Real Estate Market: Stats and Trends for 2022” author Jeff Rohde put forth a “heat map of Pittsburgh based on our Neighborhood Rating, a dynamic algorithm that enables

you to make more informed investment decisions by measuring school district quality, home values, employment rates, income levels and other vital investment criteria.” Among the highest ranked areas were the northern tier townships of McCandless, Richland and Hampton as well as Cranberry. And, according to the Pennsylvania State Data Center (2021, and part of the U.S. Census Bureau), Cranberry Township was among the top five with the greatest numeric population increase, while Lancaster and Jackson Townships were among the top five with the greatest population percentage increase. Other northern townships in both Allegheny and Butler Counties also saw growth, but at much more modest rates. When all is said and done, why the

growth in the north? Darlene Hunter, Vice President and Regional New Homes Manager, Howard Hanna Real Estate Services, points to any number of significant factors. “The North is an attractive location for a number of reasons: Great infrastructure, excellent schools, and newer housing stock all provide great appeal to prospective buyers,” she said. “Additionally, the hottest chains and restaurants almost always choose the North as its test market. Further, many high-profile sports figures settle North.” She also senses that the north will continue as a growth market especially since “it’s a main corridor for relocated buyers’ interest, especially if they are totally new to the Pittsburgh area.” She also points out that, in the north, there is something for everyone. “There

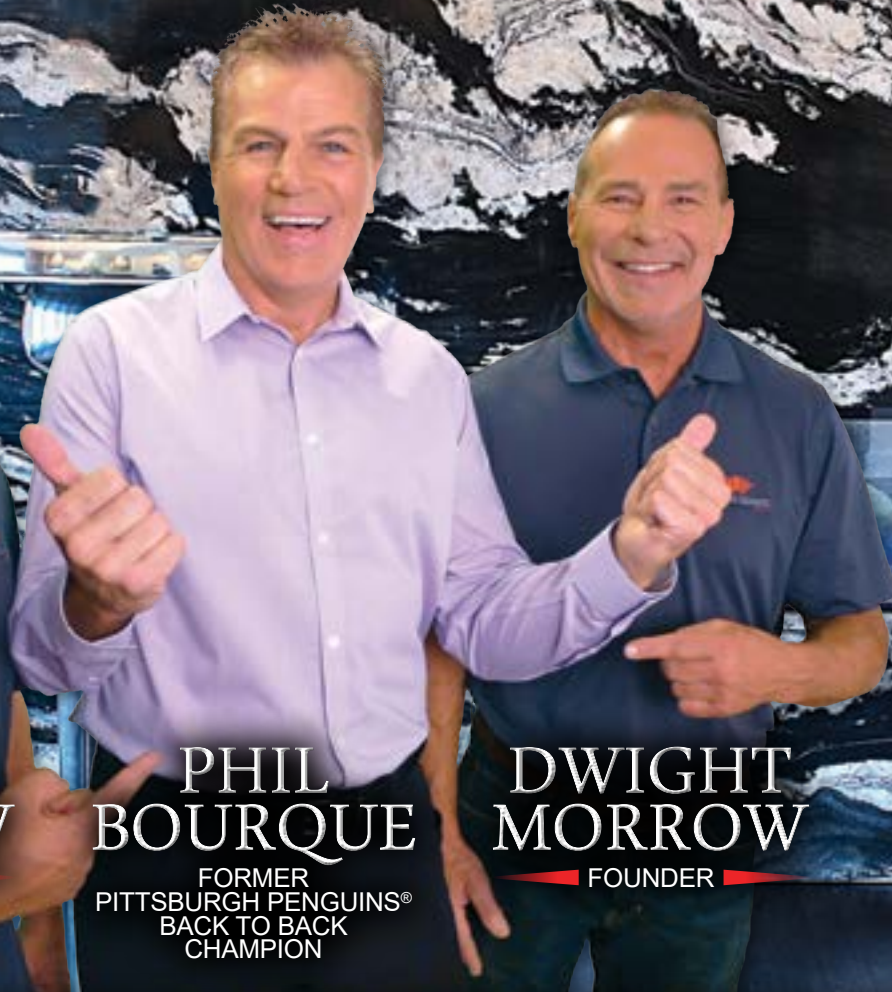


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is a variety of home product and type that is attractive to a variety of buyer profiles,” Hunter said. “From growing families into larger spaces to singles looking for low maintenance communities with amenities to those empty nesters who are looking to right size that may mean just a rearrangement of the same space they currently have or actually scaling down, the north has it all.” Tom Hosack, President and CEO, Berkshire Hathaway Home Services the Preferred Realty agrees that with the north’s popularity, growth will continue. “The area continues to build with lots of restaurants and shopping,” he explained. “The north is built ‘newer’, it flows a bit better, and you don’t have to contend with the tunnels. Cranberry itself has a very managed evolution of how everything is zoned and worked.” He pointed to those townships in Butler County as having the advantage of lower taxes. Hosack has also seen an increase in

townhome, patio and carriage home builds for several reasons. “The price of a single family home can be too expensive for some,” he said. “Baby boomers looking to downsize and reduce maintenance are attracted to patio home communities while first time home buyers may find these types of homes an affordable way to enter the housing market.” Involved with multi-builder developments, Hosack and Berkshire Hathaway represent Eddy Homes, a family owned and operated builder since 1971, which includes Marshall Trails in the North Allegheny School District. Here, homes feature low maintenance, luxury living in new, open concept townhomes situated in verdant surrounds minutes from a variety of conveniences. For those looking for single family luxury living, Eddy Homes accommodates buyers in the Wexford Station community, in the heart of Wexford, with luxury homes offering first floor owner’s suites and a light, open concept

among many other unique features starting at \$722,900, or the exclusive community of Allman Acres, Marshall Township, with 24 private home sites boasting spacious backyards, high end finishes, and striking exteriors starting at \$994,900. “The north is just a great place to live and get around,” concluded Hosack. “I see more people moving farther north because it is more affordable” Among their listings, Hunter reported that Howard Hanna represents builder Benjamin Marcus Homes in the Cranberry community of Eagle’s Ridge as well as lots the builder owns in Emerald Fields. This top custom builder, with 40 years of experience, offers generous lot sizes in distinctly picturesque settings and highly customizable home. A most recent Marcus build, named The Bliss, in Franklin Park, is a rare opportunity for new construction in the North Hills with single family home lots just minutes from Ross Park Mall and all the amenities



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located along McKnight Road. As with all Benjamin Marcus Homes, the commitment to “uniqueness and individuality” reigns, with no two homes alike. Another builder whose homes are represented through Howard Hanna is Spagnolo Custom Homes Inc., under the direction of Angelo Spagnolo, President. Founded by Spagnolo’s father, Carl J. Spagnolo in 1955, Angelo Spagnolo works alongside brother, Frank, continuing the tradition of building highly customizable luxury homes in Pittsburgh’s northern suburbs for the past 45 years, never building the same home twice. “Every day is a new adventure,” Spagnolo admitted. “There is not a home that was built twice or even looks similar. People don’t want that. They want a completely customizable home.” In part, he credits his homes’ uniqueness to keeping up with current design trends. “We’re seeing more

contemporary style homes coming to the Pittsburgh area,” he explained. “Where it was formerly traditional styles and what was termed the ‘McMansions’, now it’s more contemporary styles. Builders have to adapt to these changes otherwise you may get behind the building eight ball. With the right architect and the right craftsmen, you can move ahead.” He does see the northern suburbs as a key area in which to build. “The utilities, water, sewage ... all were done years ago,” he added. “All developing areas have pockets of ground north and east. With expansion, businesses, shopping, restaurants and high-quality school districts grew, becoming very attractive to potential buyers. You don’t have to drive an hour to shop, dine or work. It all adds up to a great community atmosphere.” Among his high end builds is Trinity Place, with luxury, custom homes on one-acre lots offering privacy

and striking views just minutes from North Park, shopping and Pine Richland Middle and High Schools. With 19+ one-acre lots in Pine Township, the Ridge at Manor, another of Spagnolo’s builds, appeals to those desiring luxurious custom homes close to shopping and other amenities. Also located in the Pine Richland School District re the Babcock Boulevard Estate lots featuring private, two-acre lots with well-appointed features both inside and out. A stunning asset to these homes are their location adjacent to 75 acres of untouched land preserved through the Pittsburgh Land Trust, assuring that this desirable view will remain unspoiled. Other Spagnolo Custom Home developments can be found at the Villa of North Park along with co-developments of Karrington Woods and North Park Manor, with most homes throughout any of Spagnolo’s builds starting at \$800,000. As for the future,



Image supplied by Infinity Custom Homes.

Image supplied by Infinity Custom Homes.



Spagnolo continues to build in the northern suburbs with attention to customer service. He shared that he always looks forward to a “great rapport with clients before, during and after the [building] process. I always tell them ‘you’ll get tired of [hearing from] me long before I would get tired of you!’”

Alex Grannetti, a Remax Select Agent, shared a more distinct perspective on Pittsburgh’s northern suburbs given that he lived in southern California until his family moved here in 2014. “We found the North Hills to be everything we were looking for with its great schools, safe environment, proximity to Downtown, and easy access to the Pennsylvania Turnpike,” he said. “This was a great place to raise our kids. Years later, I reflected on our decision to settle in the North Hills and realized it was a great

decision. We love where we live.” He encourages others to come to Pittsburgh and drive a few minutes north where he claims you will not be disappointed. He also believes that there are not many other places in the country where people can be within 15 minutes or so of a major downtown area. “The North Hills of Pittsburgh is one of those places.” Making his profession a bit easier are what he describes as the flourishing businesses in the North Hills including new restaurants and specialty entertainment such as indoor driving ranges and virtual golf facilities. He sees Wexford and Cranberry as leading the way as buyers look to relocate north. “Great schools and easy access to just about everything are hard to beat,” he added. “I-279 is a straight shot to downtown Pittsburgh with all its sports and

theatre entertainment that this great city has to offer. Whether you’re headed to the Strip District for culture or shopping, or to one of the area’s 29 colleges and universities, you’ll find them just minutes away.” He also reported that the Route 228 widening project is underway. “This is an important project to improve the once two-lane highway that was a bottleneck for travelers headed between Route 19 and Route 8,” he explained. “That project continues until 2025. It has already begun to help commuters and shoppers on that popular corridor.”

Jodi Brennen, Sales and Marketing Manager, Infinity Homes, agrees that school rankings, ease and convenience to the city and surrounding areas are top attractors to the northern suburbs. With that in mind, Infinity Custom Homes, a luxury home



Images by Spagnolo Custom Homes.

builder, has launched a range of new builds in the north to suit the mix of clients interested in their quality and commitment to fresh architecture. Among those developments is the newest in Cranberry Township, a one-of-a-kind community featuring a blend of single family homes and single family low maintenance homes known as Laurel Pointe. Located along Franklin Road just south of Saint Kilian's, this community enjoys the network of walking trails connecting it to nearby dining and shopping. The homes offer front and side entry garages, beautiful interior finishes and exterior details to satisfy a buyer's wants and needs, starting at \$775,000. As part of the Seneca Valley School District, the neighborhood also proffers a community pond and a rustic pavilion. Another build, called Laurel Grove, located in

Gibsonia, presents homes with fresh innovative architecture situated with private and wooded backyards and tree-lined views, all on an average of one-half acre lots. Walking trails abound along with a community pool and clubhouse, all within steps from the Pine Richland Middle and High Schools. Starting at \$785,000, this community also boasts of mini-parks for family leisure time or solitary contemplation. If you prefer townhome living, Infinity Custom Homes fits the bill with the Enclave at Highpointe in Mars and Freeport Greene in Marshall Township. At the Enclave, the 55 townhomes sit among retail, dining and drive through eateries along with sidewalks and expansive green spaces, all within walking distance to the amenities in the heart of Seven Fields. Starting at \$509,000, square footage ranges from

3,313 to 3,544 with high ceilings, a spacious open concept, top line finishes with options for a roof top terrace and outdoor living spaces. Freeport Greene holds 54 private sites in a wooded setting with scenic views of lush, green hillsides. This boutique luxury townhome community features walking trails, a village green and easy access to shopping, eating and entertainment. Starting at \$459,000, the homes offer high end finishes inside and out with open floor plans, outdoor living spaces, roof top terraces and elevators. As with any Infinity Custom Home build, buyers have access to their Inspiration Design Gallery, a one-stop design center where vendor choices for interior and exterior finishes can be selected. Here, Selection Managers work directly with buyers "to create a home that fits your unique lifestyle

needs and design preferences,” educating and guiding them on all available choices from trusted vendors. “We have many ways to customize your new home from the finished basement, third floor loft and amazing outdoor spaces,” Brennen added. “Each customer can see their dream space come to reality when building with us. Our vendor partners are up-to-

Builder	# Single Family
Ryan Homes	134
Heartland Homes	68
Infinity Custom Homes	57
Charter Homes	33
Maronda Homes	20
Brennan Homes	18
Weaver Homes	15
Traditions of America	13
Eddy Homes	13

date on the latest and greatest choices that we have in our Design Gallery.” With an eye toward the future, Infinity Custom Homes has announced a development coming soon: Sonoma Heights in Baden, Marshall Township. Some 25 minutes from downtown Pittsburgh and a few minutes from Wexford and Cranberry, the development will offer picturesque, one half acre home sites. Single family homes with side entry garages will be nestled among tree lined, expansive vistas. Infinity Custom Homes is currently taking names on their VIP list for those interested in learning more and will begin to sell lots in October 2022.

According to Giannetti, he senses that most understand that when it comes to real estate, the three most important features are

location, location, location. “The North Hills has it all. Proximity to Downtown and more importantly, quick access to Downtown especially for those looking to enjoy the incredible amount of entertainment Pittsburgh has to offer.” He also cites the access to shopping, medical facilities and sports venues that will not disappoint, not to mention the proximity to North Park, where more than 3,000 acres of fishing, boating, kayaking, golf, swimming, an ice rink and so much more can be enjoyed. All in all, the northern suburbs will not disappoint!

Where is growth occurring?

The table below details permitting for single family attached and detached housing in northern areas.

Municipality	SFD	SFA	Total
Adams Township	68	31	99
Cranberry Township	39	46	85
Jackson Township	61	18	79
Pine Township	43	28	71
Lancaster Township	35	8	43
Ohio Township	11	30	41
Richland Township	19	0	19
Forward Township	15	0	15
Marshall Township	13	0	13
Hampton Township	7	0	7
Town of McCandless	7	0	7

*SFD-Single family detached
SFA-Single family attached
Permit activity for new home construction is highest along I-79 corridor and in the southern Butler County communities in the Seneca Valley and Mars School Districts.
(Pittsburgh Homebuilding Guide)*

NH

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Low Maintenance Housing

Low maintenance living is increasingly popular today in many markets, including, and perhaps especially, in Western Pennsylvania, in part due to the increased presence of an older demographic. In response to a growing demand among the empty nester and retiree set, more of the low maintenance housing communities are being built across our region.

Images supplied by Scarmazzi Homes and Weaver Homes.

**Low Maintenance Homes:
A Lifestyle Choice**

When Paul Scarmazzi and his wife began their company, Scarmazzi Homes, 22 years ago, the goal was to focus solely on the empty nester and active retiree market. “At the time, Baby Boomers were the largest demographic. There were 84 million Boomers in America, and they were looking to simplify their way of living,” he said.

To that end, Scarmazzi’s Canonsburg-based company builds luxury patio homes to serve that market. Scarmazzi Homes has five such luxury patio communities in Robinson, Chartiers Township, Union Township, and South Park. These communities include the

Villas of South Park, Highland Village, and the sold-out Arabian Meadows in Chartiers Township. Of the latter location, Scarmazzi said, “We’ve probably built over 300 homes there in the past 15 years. It’s been a tremendous location.”

“Essentially, it’s a lifestyle that people are purchasing with their home,” he said, so it follows that many communities marketed as low maintenance will offer plenty of amenities. “Where we can build communities large enough to build clubhouses, pools, and other amenities, that becomes the ‘living room’ of the community where social networking and connections are made,” he said.

A brand-new community called Belmont Park is in the works and will be located adjacent to Arabian

Meadows. “There will be more than 100 homes there. It will have full amenities of a clubhouse, pool, and pickleball courts; they will open up for sale this fall,” said Scarmazzi.

Similarly, said Maggie O’Neill, sales associate with Weaver Homes, based in Mars, said that her company also focuses on amenities in its low maintenance lifestyle planned communities, such as a clubhouse, a heated pool, putting green, fitness centers, and even yoga and water aerobics classes. A lot of people get together, form committees, do events... it really becomes more of a family,” she said.

Several low maintenance design developments built by Kacin, a company headquartered in Murrysville, include North Meadow,

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a mixture of patio homes and single-family-homes, and Hillstone Village. The latter features 22 carriage homes and 20 single-family-homes. Both of these communities feature one-floor living as well as smaller yards. And at Hillstone Village, there is also a clubhouse for communal gatherings. Jason Corna, Vice President, Residential Division, said that they've added a pickleball court, a bocce court, and sidewalks.

Low maintenance homes are often in planned communities, which in turn can be governed by homeowners' associations (HOAs). Although there is a membership fee in exchange for benefits, the beauty of being part of an HOA is that it is responsible for property upkeep, as well as maintenance

of the common areas. In a low maintenance condominium, for example, the condo association will take care of repairs to common areas like lobbies or elevator repair, as well as the exterior elements of the building like roofs and windows.

In a patio-style community, the HOA generally will take care of lawn maintenance as well as snow care removal. Those chores can be time consuming and tedious, even for a younger demographic. Depending on the HOA, it may also be responsible for leaf pick up or mulch.

Many homeowners of these low maintenance homes are snowbirds, spending winters in the southern or southwestern part of the country. Thus, in a lifestyle

called 'lock and leave,' they are literally able to shutter their doors for months while traveling to another home in a warm climate, or go on vacation for weeks or months at a time, with the peace of mind that exterior home maintenance will be in the hands of their homeowners' association. This gives the owner the flexibility to travel and will spare them the burden and expense of hiring people to take care of the lawn or watching the house. Some of these 'lock and leave' communities are gated, which gives the owner an additional sense of security.

"A good percentage have another home somewhere in a warm climate. They like that ability to come here when the weather is nice," said Scarmazzi.

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“You just worry about your inside walls, and the association takes care of everything else—from grass cutting to mulching to snow removal,” he added.

The Demographic

When the kids leave the nest, many couples start thinking about what is next—what lifestyle they are seeking, or whether they still want the burden of upkeep on a larger home.

Scarmazzi said that not everyone is necessarily downsizing, as some empty nesters actually build bigger homes than what they had been living in; he thus prefers the term right-sizing.

Right-sizing is a popular next step for the empty nester or retiree demographic when the time is right. However, many couples do not want to give up the interior space to which they have become accustomed and in particular, would like to have room for visiting children or grandchildren. They also do not want to sacrifice quality nor amenities for minimal maintenance.



But other buyers of low maintenance homes can include single people just starting out with their first home purchase. Though it is not as typical, occasionally busy young professionals may want to own a home versus renting an apartment. These properties also appeal to first-time home buyers, and even busy families with children are sometimes drawn to low maintenance living so they can devote their weekends to their families rather than to honey-do lists. “It’s not crazy common, but our floor plans have a feel, flow and



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function that works with anyone of any age,” said Scarmazzi.

Still, the majority of low maintenance home buyers are over 50. But make no mistake—low maintenance housing communities are not retirement communities, as many buyers still work. “Customers are very active people, regardless of employment status,” said Scarmazzi.

And the homes do not sacrifice on quality. Western PA’s low maintenance home communities are ideal for active, somewhat older adults who simply want time to enjoy more leisure time without worrying about mowing or weeding or painting or exterior home repairs.

Features of Low Maintenance Homes

Perhaps the most distinctive feature of a low maintenance home is single-level-living, as the general demographic who buy these types of homes prefer not to navigate steps.

When designing his patio homes, Scarmazzi said, “We think about how people live. For example, all of our homes have large islands because people like to congregate.”

Scarmazzi terms his house designs as courtyard homes, because every room in the house can see the courtyard, which serves to bring in the outside and extends the home to have a beautiful outside living area. “We also design homes so the adjacent home has a blank wall and privacy in the courtyard; that is why our homes are special,” he said.

“We can accommodate, modify and customize our homes for a

family or a person for their lifestyle and needs,” he added. For example, for someone planning to age in place, he can do a wider door, a closet open to wheelchair access, or a no-threshold shower.

Weaver Homes, a builder in Mars, PA, has built or is in the process of building four lifestyle communities. For example, the Villas at Forest Oaks in Butler is an 84-unit community located on a golf course, with buyers able to choose from one of several floor plans. Like most other low maintenance properties, the common denominator of these homes is one-story living, with no steps anywhere, a two-car garage, two baths, and two or three bedrooms. The typical square footage is 1,700-1,800.

Maggie O’Neill, sales associate, said that Weaver Homes also offers full extension drawers for the lower cabinets as well as walk-in showers in the master bath, two features that appeal to many buyers of low maintenance homes.

Corna said that buyers seem to be choosing not only a somewhat smaller footprint in this generation of homes but also a home with more usable space, with more open floor plans.

Materials and Exteriors

The term low maintenance can also refer to the quality of construction as well as materials used.

The DRB Group is a real estate development company headquartered in Rockville, Maryland. Cindy Plackmeyer, corporate director of sales and branding, outlined several key qualifying aspects that new, low

maintenance homes will feature.

First, she said, there are warranties associated with a new home, such as one-year drywall, two-year systems and ten-year structural, which is part of the definition of ‘low maintenance,’ as the customer does not have to worry about anything going wrong along these lines.

Another low maintenance feature of a new construction home includes UV resistant vinyl siding. “We use low VOC paint, which is extremely scrubbable, and certain vinyl siding doesn’t require painting,” she said.

Other elements include synthetic trim that does not rot; water-saving faucets, toilets and shower heads; and 30-year shingles/roofing that you don’t get on an older home. “Products have improved over the years,” said Plackmeyer, and when they last longer, or are covered by extended warranties, maintenance headaches decrease. In a broad sense, the vast majority of new construction homes can be considered to be low maintenance simply because of the longer lasting products and materials used.

“LED lighting is something that we also offer—they are energy efficient, and those bulbs last forever,” she added. “Also, everything is tighter and more energy efficient. A home from ten years ago uses more energy, because all the products we use have been refined; that is industry-standard.”

Corna agreed that the exterior features of homes can constitute low maintenance, such as polymer,



PVC or Hardiboard materials, requiring the homeowner to do very little maintenance.

He added that smart home technology can make the operations of your home even more stress-free. “More and more of our buyers get into some of the features that they can use from apps on their phones. They can set thermostats, open and close window shades, check security cameras, etc. A lot has to do with the kitchen experience—high tech appliances that make it easier to clean your oven and even see what you have in your refrigerator from the grocery store,” he said.

The Demand

Low maintenance homes are trending across the country,

and our region is no exception. “Demand is very strong despite the economy. Interest rates are increasing as well as consumer confidence with the market. In the market we serve and space we play in, the demand will continue and it will remain strong. Our buyers overall are financially in a better place, and we’re seeing more cash buyers,” said Scarmazzi. In fact, he predicts that 60% of buyers will be cash buyers going forward, which will propel the market to remain strong.

Corna said that because Western Pennsylvania in general has one of the highest populations of people of retirement age in the country, “I would say that low maintenance living is more

important in this area than in any other area of the country.”

And from some builders’ perspectives, there is a great joy in building low maintenance homes. “We enjoy the impact we have on families. And in the communities we build, we generate real estate taxes for school districts—we improve communities where we operate,” said Scarmazzi.

“Everyone I talk to, when they move in, says, ‘I wish I would have done this sooner,’” said O’Neill. **NH**

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MIRAMAR LANDING

PROJECT
PROFILE

By Vanessa Orr

One of the major benefits of living in Pittsburgh and its surrounding communities is the ability to take advantage of the riverfront. Sitting between the Allegheny, Monongahela and Ohio Rivers, the area offers a wealth of water-based activities—including boating and fishing—in addition to stunning views.

PROJECT PROFILE

Miramar Landing, a new townhome community being built by Ricciuti Enterprise, Inc., will provide residents with right-on-the-river access, as well as a location close to shopping, dining and entertainment. The project, which will break ground in October 2022, is expected to welcome its first occupants in summer 2023.

A Home for Every Demographic

“We believe that this new development will attract people from all demographics, including young families, empty nesters and single professionals,” said Dom Ricciuti, Jr., who owns the company with his father, Dom Ricciuti, Sr. “It is a truly diversified product.”

The three-bedroom, 2.5-bath units will offer 2,700 square feet of living space. Base units include master suites with large walk-in closets and custom-built ceramic showers, and great rooms feature linear direct vent-style fireplaces. The kitchens include granite countertops and stainless appliances, and each unit has a deck off of the main living area, as well as a covered patio below. All come with two-car garages.

“There’s a nice amount of outdoor living space within each unit,” said Ricciuti.

Custom options can include elevators for those looking to age in place, as well as fourth bedrooms and game rooms for younger families or single professionals who like to entertain. The footprint can expand to up to 3,100 sq. ft.

“This property is really good for right-sizers who don’t want

to have to maintain lawns and gardens, and they can eliminate steps by including the elevator option,” said Dennis Cestra, Jr., president of Pennsylvania region, Howard Hanna Real Estate Services. “At the same time, the units are pretty big—from 2,500 to 2,700 square feet, which would be perfect for a move-up buyer. And without the maintenance issues, they can spend their weekends biking trails instead of mowing and mulching.”

When completed, the development will consist of 38 single-family attached townhomes situated in 19 buildings along a private road, which are expected to sell for between \$615,000 and \$700,000. More than half of the units will be built with a view directly to the river. A dock with up to 71 spaces will be available to home owners, and direct river access will be provided for residents, including a common patio overlooking the river and a gravel fishing and picnic area.

“Miramar Landing offers the perfect lifestyle for singles, couples, young families and empty nesters who want to live along the water,” said Darlene Hunter, vice president and Regional New Homes manager, Howard Hanna, who is marketing the new homes. “The fact that buyers can add elevators makes it even easier for those who want to avoid steps, and its affordable price point makes it a wonderful option for those who cannot budget for higher priced options.”

“One level living is really hard to come by in today’s market, so having the option of including an elevator gives buyers the

affordable functionality of a one-story home,” agreed Cestra. “At this price point, people could even buy one as a second home. Someone who wants to have a condo in Charleston, SC, for example, could sell their big family home and buy a townhouse here as well as a property down south.”

The development is located close to Rt. 28, and is less than four miles from the Waterworks Shopping Center in Fox Chapel, the town of Harmarville and the Pennsylvania Turnpike. It is located within the premier Fox Chapel Area School District.

“Townhomes in this area sell really well initially, and also have great resale value,” said Cestra. “Waterworks is right down the street, which provides great access to shopping and restaurants. Turn right and you head into Harmarville, which offers similar amenities. And you can get to Oakmont easily as well.

“From a pure product standpoint, looking at new housing starts right now, Miramar Landing is a fantastic opportunity,” he added. “It’s been in the works for a while, and it’s exactly what the market needs. The fact is, we could use a whole lot more properties like this.”

Breaking Ground on the Riverfront

While Miramar Landing is a new development, the idea of building homes on the site of the former Bell Harbor Yacht Club is not new. In 2008, a different developer had planned to build a high-end housing development at the site, which was expected to include 40 three-story townhouses with elevators.

PROJECT PROFILE

“While that plan was approved, there was some kind of issue with the partners and the deal fell apart,” explained Charles Steinert, Jr., PD, director of community development and township engineer for O’Hara Township. “The property sat for more than five years before Ricciuti Enterprise picked it up.

“After undergoing an engineering review, they made some modifications to the plan and resubmitted it,” he continued, noting that the new development will have two less homes than were previously proposed.

Steinert, who performed the engineering review for the O’Hara Planning Commission and Township Council to make sure that it was in accordance with

the Riverfront Overlay District, is happy to see that the site will finally be developed.

“Right now, the site consists of an old boat marina, and the docks are in poor shape,” said Steinert, adding that some maintenance has been performed to the docks to keep them functional. The building that housed the office and banquet facilities for the marina has been demolished.

“The improvements that will take place include widening and paving of the section of River Road through the development and creating the privately owned public spaces,” he added. “These improvements are a requirement of the Riverfront Unit Development in the township’s zoning ordinance.”

While Ricciuti is excited to start building, a stormwater issue—and of course, the pandemic—extended the original construction timeline.

“We were delayed, in part, because a storm sewer line needed to be put into the property before we could start development,” explained Ricciuti, who is working with Energy Transfer to replace the pipe from their facility to the river, which is expected to solve flooding issues along Freeport Road.

“Once the pipe is in, the rest of the development will get underway,” said Steinert, who approved the building plans in early September. “The biggest challenge then will be to bring in the amount of dirt that they need to raise the site, but that’s coming from a nearby site, so it shouldn’t add too much to the cost.”

Once roadway construction is complete, River Road will be dedicated to the township, and the private road that leads to the homes will become the responsibility of Miramar Landing’s homeowners association (HOA).

Just like any project undertaken in the past couple of years, Miramar Landing was impacted by the pandemic. “COVID absolutely affected us—we are nearly a year past our initial projected timeline for starting,” said Ricciuti.

“A lot of that has to do with the fact that everyone was working remotely and a lot of things had to be handled virtually,” he said, noting that despite this, approvals from O’Hara Township went smoothly and they were extremely supportive. “Other approvals, like those that had to go through government agencies and the utilities were



PROJECT PROFILE

much more difficult or delayed because of the virtual aspect.”

One thing that has not affected the project—at least so far—is supply chain issues. “We haven’t really had a concern about materials because we’ve had time to procure materials and work out pricing,” said Ricciuti. “We know what’s available, and though timing is always an issue as far as lead times, that’s why we work with customers to make their selections early enough in the process.

“We’re excited to finally be at the point we are—it’s been a process,” he laughed. “But we’re ready to break ground, and we’re glad that we’ll be able to contribute to O’Hara Township and the Fox Chapel School District with more people—and more taxpayers—moving into the community.”

A Sterling Reputation

One of the benefits of purchasing a home in Miramar Landing is that design/builder Ricciuti Enterprise is known for its ability to create beautiful, comfortable, custom-made homes.

“I find them very, very fussy—and I mean that in a good way,” laughed Hunter. “Their attention to detail is unsurpassed, and their quality finish work is outstanding. They are proud of what they do and it shows in their work.

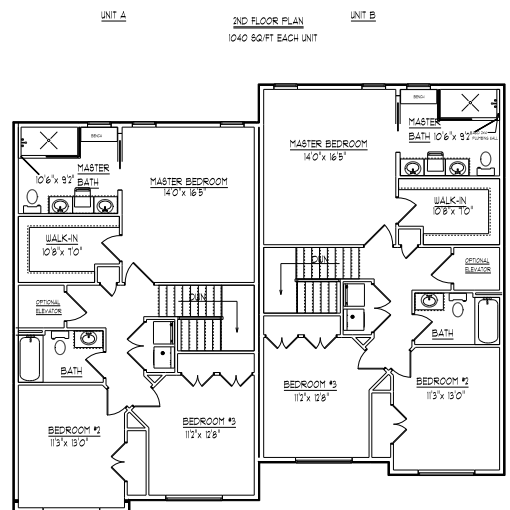
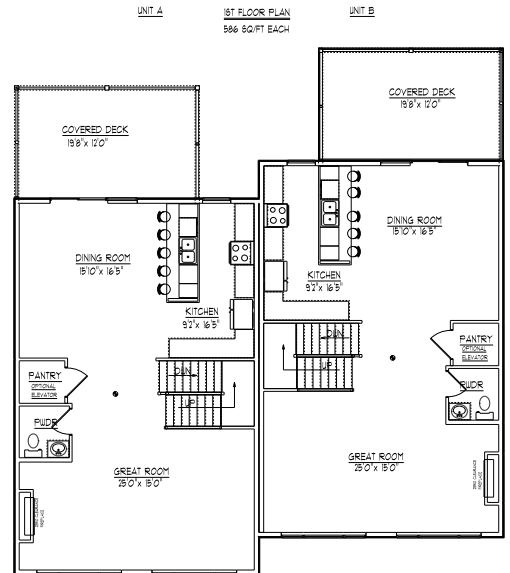
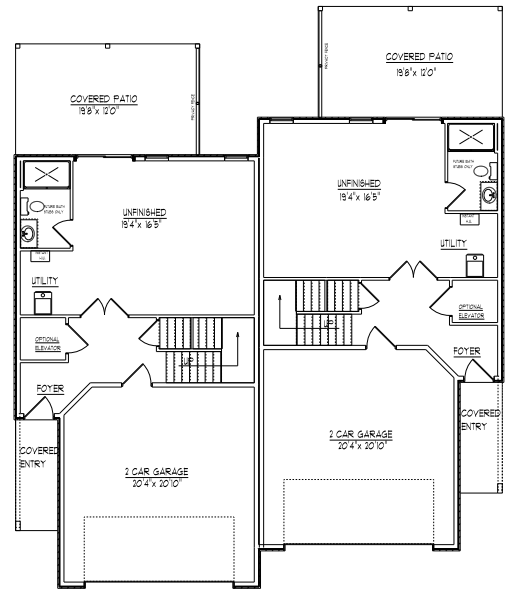
“Not only do they think through the plans, but they consider how people will use the home—they work through the entire process,” she added. “It’s not about what can I save cost-wise here and there; it’s about whether the product is appealing and whether homebuyers will be getting the most for their money.”

Ricciuti Enterprise began in 1958 with Dom Ricciuti’s grandfather. His uncles and his father all joined the business, and today, Ricciuti and his father, Dom Sr., are partners in the company.

“We’re pretty much the next evolution of continuous home building with more than 60 years of experience,” said Ricciuti. “We are focused on the future, and we continue to evolve as the home building industry changes.

“Being a custom builder, we pride ourselves on helping to transform the lives of our clients by providing functional, inviting homes,” he added. “We provide a quality product that gives clients’ peace of mind that their home has been done right.”

Almost everything within the home can be fully customized, including the cabinetry, flooring and finishes. “Buyers don’t need to worry that this will add to the timeline, because we’ve got this down to a science,” said Ricciuti. “We know when to have them select items so that we stay on track and on budget, and deliver on time.”



PROJECT PROFILE

“Unlike a tract builder that needs to offer certain things at a certain price point, Dom has the resources to truly customize a home,” agreed Hunter. “It can be standard or up to the nth degree.”

Howard Hanna is now in the process of creating brochures and renderings as well as a virtual realization walk-through model of the homes.

“We expect to have something up virtually within the next 60 days, and to start our preselling campaign in the next 90 days,” said Hunter. “We can’t wait to talk to buyers—there’s such anticipation for this project, and so much pent-up demand.”

Because of its central location, Hunter expects that the homes will pull people from surrounding communities, including Harmarville, Blawnox, Fox Chapel and Oakmont.

“We’ve had so much success with riverfront properties in the last 10 years—Pittsburgh has a big water-based community, and people want to live closer to the water,” said Cestra, who is expecting the units to attract widespread interest.

“It’s nice to see something happen here after years of plans being presented and forgotten about,” added Steinert. “I’m pleased to see this site finally come to fruition.” **NH**



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Bringing Five Decades of Building Excellence to Pittsburgh

Creating a dream home can be daunting without an experienced builder in your corner. Greater Pittsburgh families searching for a life well built have turned to Eddy Homes since 1971 to unlock the door to quality craftsmanship, personal service, and integrity. The family-owned and operated homebuilder's influence can be found in communities across Pittsburgh where families work, play, and grow together.

BUILDER PROFILE

Eddy Homes is Pittsburgh's leading builder of luxury homes for one simple reason: their dedication to quality shines through during every stage of the home-building process. They commit to using only the finest materials and craftsmanship by working with contractors and suppliers who share their mission and vision.

When Edward Moritz founded Eddy Homes, his top priority was helping customers build their dream homes. He achieved his mission by creating a straightforward, stress-free homebuilding process built around values that never go out of style: honesty, integrity, and a commitment to excellence.

A picture of homebuilding excellence

If a picture is worth a thousand words, as the adage goes, then multiple awards for service and quality speak volumes. Eddy Homes has collected more than a few awards and recognitions for its dedication to homebuilding excellence in the Pittsburgh region over the years.

Most recently, they were selected as the Best of the Burgh for 2021 by Pittsburgh Magazine in the homebuilder category. Best of the Burgh recognition is based solely on readers' votes. Nominations begin in February each year and last approximately one month. Voting happens throughout April. Winners in the various recognition categories are announced in June.

"Our Eddy Homes team is thankful and honored," said Heather Barritt, Eddy Homes marketing manager. "Eddy Homes was awarded the

"Best Home Builder" in both Pittsburgh Magazine's 2021 Best of the Burgh Readers' Poll and the 2020 Readers' Choice Awards. Our sincerest thanks to you – our employees, our customers, our industry partners – it wouldn't have happened without you."

Pittsburgh Magazine's readers aren't the only ones who have recognized the tradition of homebuilding excellence provided by the Eddy Homes team. Eddy Homes also received the 2021 Home of the Year award from the Builders Association of Metropolitan Pittsburgh (BAMP). The honor was bestowed in the Housing Excellence Award category for Best Single Family Detached Home of the Year (over \$2 million).

BAMP started the housing excellence awards program to showcase the outstanding craftsmanship of the building and remodeling professionals in the Pittsburgh area, according to Joseph McMeekin, the 2022 BAMP President. In his announcement of the 2021 winners, McMeekin said entries are judged based on their use of materials and space, interior and exterior design, and curb appeal.

Only homes built by a member of the builders' association qualify for consideration in the awards program. All judges must have professional homebuilding experience and a firm understanding of residential construction and design.

Building quality homes (and satisfied customers)

The Eddy Homes team does not simply build quality luxury homes. It has become a trendsetter in the Pittsburgh region and beyond. Its design advantage collections were created to simplify and streamline the building process. As living styles change throughout the years, customers can find flexible floor plans that include home offices, expanded living options, and home entertainment spaces.





One such example of the versatility and style offered by Eddy Homes can be found in Wexford Station in Pine Township. Located just over a mile from the Village of Pine shopping center, the neighborhood features single-family homes starting in the \$700s. “The entire Eddy Homes team, from the salespeople to the project manager, were nice, knowledgeable, and very easy to work with,” said Stephen, a homeowner at Wexford Station. “We had absolutely no issues during the entire house selection and build process.”

Another community in a prime location is Allman Acres in Marshall Township. With 3,000-plus square feet of living space, home buyers can customize their homes with upgrades like wooden Chevron ceilings and master bedroom and bathroom suites with personal spa features. “Our Eddy Homes Designer was professional, friendly, and very knowledgeable,” said James and Kimberly, two satisfied homeowners at Allman Acres. “We spent in excess of 5 days with her

designing our home. Her ‘can-do’ approach made our experience pleasurable.”

Customers also raved about their experience building a home at Justabout Farms in Peters Township. The single-family homes in this Eddy Homes’ community start in the \$600s and feature three to six bedrooms and 2.5 to 5.5 baths situated on 1,725-plus square feet of living space. “This was our first time building a house,” said David, a homeowner at Justabout Farms. “The highly professional sales and design staff made this whole process easy and enjoyable. Everyone has been excellent to work with, and I am very pleased with the progress on our build. We are looking forward to seeing our finished product, but we know that the quality is going to be outstanding and that we are going to get exactly what we wanted.”

Other customers called the Eddy Homes team “approachable” and willing to exceed “every expectation.”

Choosing an Eddy Homes community

Eddy Homes has several communities in and around the Pittsburgh area. Home buyers can choose between the award-winning school districts of Fort Cherry, North Allegheny, Peters Township, and Pine Richland when selecting their home’s ideal location.

Cherry Valley Lakeview Estates

Centered around a beautiful 40-acre lake, Cherry Valley Lakeview Estates in McDonald combines luxury with natural splendor. The low-maintenance community features main-level owner’s suite, single-family homes starting in the \$400s. Enjoy scenic views of the lake, nearby picnic areas, lakeside walking trails, and a variety of outdoor activities.

Spring Way

Eddy Homes’ newest community, Spring Way exudes natural beauty and a serene environment. The spacious and picturesque homes feature traditional single-family

BUILDER PROFILE

homes in a premium location nearby to many of life's must-have amenities. Homes in this community start in the \$700s.

Marshall Trails

Coming soon to the Eddy Homes community is Marshall Trails, located in the highly desirable North Allegheny School District. Marshall Trails features open-concept townhomes with plenty of options and ample space for living and entertaining.

The team behind Eddy Homes

Teamwork makes the dream (home) work. As many Eddy Homes customers attest, the people behind the business genuinely care about their homebuilding experience. They go the extra mile to match their clients' dreams and desires with communities and amenities.

"Our design/build experience with Eddy Homes has been

extraordinary," said Donald and Ellen, homeowners at Sherwood Pond, an Eddy Homes community in Peters Township. "We found exactly what we were looking for in a location, in a home design, and with a building partner. Every expectation has been exceeded."

Donald and Ellen's experience is not unique. For 50 years, families throughout the Pittsburgh area have relied on Eddy Homes to build their dream homes. "Our solid reputation is built on high standards for quality craftsmanship, personal service, and integrity," said Barritt. "As a family-owned and operated business, we are privileged to have a hand in the vibrant communities where families work, play, and grow together."

Each team member plays a unique role in ensuring homeowners get the personal attention they deserve throughout the process, something Barritt said is rarely

found in today's marketplace. "We have accredited in-house designers that work with every customer to make their home beautiful and personalized at no additional cost."

Selecting everything that goes into a home can be an overwhelming process. "Homeowners love our design and build process," said Barritt. "Our designers make it easy and fun."

Plotting out the perfect space

Location, location, location. Real estate professionals preach the importance of where you build or buy a home because of the impact it has on the home's overall market value.

The Eddy Homes team understands that plotting out the perfect space requires more than keen attention to detail. Designing and building a home with all the amenities and features that a customer desires means little if it



BUILDER PROFILE

is not in a prime location.

Easy access to shopping centers, major highways, and other community assets only serves to enhance the perfect interior living space of an Eddy Homes design.

One of the things that add to a location's appeal and resale value is a high-achieving public school district. "We build our communities in highly sought-after areas as well as school districts throughout the Greater Pittsburgh area," said Barritt.

The Eddy Homes promise

Quality craftsmanship, coupled with a personalized homebuying experience, is the Eddy Homes promise to every customer.

"We allow only the finest materials and craftsmanship, so we work only with contractors and suppliers who share our business philosophy and deliver the best value for our clients' investments," said Barritt. "Our team will discuss all aspects of building your new home with you and address any concerns."

Every Eddy Homes customer can access the EH Studio, where their vision for their dream home is brought to life by a skilled team of design consultants. Each Eddy Homes team member plays an important role in creating an unforgettable customer experience that ensures refinement, beauty, and continuity in design.

Partnerships that boost resale value

One of the secrets to the Eddy Homes success story is its lasting



BUILDER PROFILE

partnerships with realtors through every step of the journey. "At Eddy Homes, we value the relationships clients have with their realtors," said Barritt. "We make it easy for realtors to access important information on our communities and new homes. Plus, we offer competitive realtor commissions at no cost to the client and often run additional realtor bonuses and incentives."

The Eddy Homes team loves to host exciting events, open houses, and workshops just for realtors. Their special events are

a great way to build realtor skills and professional networks while touring their model homes.

"Our sales staff will work alongside realtors and their clients throughout the new home building process," said Barritt. "At any given time, we have a large inventory of quick move-in homes under construction or already completed."

Future aspirations

Eddy Homes celebrated its 50th anniversary in 2021. Its

longstanding reputation in the community opens the door to future endeavors built on consumer trust in its brand.

One of its future aspirations includes expanding its market reach beyond the Greater Pittsburgh region. Barritt said they plan to achieve their goal by creating "a world-class company driven by highly motivated, skilled, and like-minded individuals whose integrity and passion create an exceptional product and homeowner experience." **NH**

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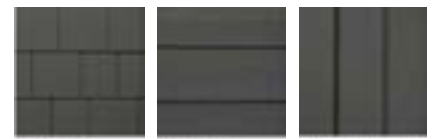
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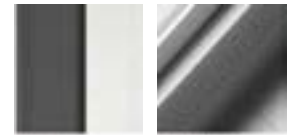
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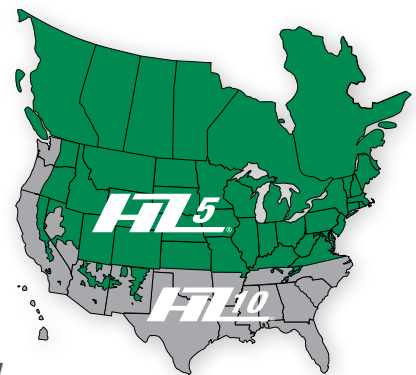
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KACIN founder A. Richard Kacin has been building upscale residential homes, condominiums and communities in the Pittsburgh region since 1960. Headquartered in the Pittsburgh suburb of Murrysville, KACIN also manages the design and construction of an array of commercial and industrial facilities throughout western Pennsylvania through our sister company, KACIN General Contractors.



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 Kelly Dunn
kdunn@WeaverHomes.com

With more than 35 years of design and building experience, Weaver Homes is the premier home builder and developer of lifestyle communities in the Northern Pittsburgh region. Our goal as a builder is to help make your dream home a reality through allowing you to tailor and expand upon our floor plans to suit your unique needs and desires. By working with only the best professional contractors, we offer the quality, integrity, service, attention to details, craftsmanship, and value you deserve in your forever home. Family-owned and operated, we take a very hands-on approach to our construction process. Building a truly personalized home is one of the most emotional experiences you will ever have, and we take that to heart. We think of our homeowners as family; we believe it’s impossible to build someone their dream home without truly getting to know who they are as individuals, as a family member.



Spagnolo Custom Homes, Inc.
 109 Gateway Avenue, Suite 202
 Wexford, Pa 15090
 T: 724-935-7010
 Angelo Spagnolo
Spagnolochi@zoominternet.net

The Spagnolo Family has proudly been in the quality home building/ land developing business since 1955. Originally started by Carl J. Spagnolo and now headed by sons Angelo and Frank, we continue to strive to make our clients experience in homebuilding a very memorable one. 66 YEARS and still going strong! You can find our fine communities in Allegheny, Butler & Westmoreland Counties.

RESIDENTIAL NEW CONSTRUCTION

Custom single-family homes, carriage homes, townhomes, condominiums, new locations and new homesites.

S P O N S O R E D B Y



City of Pittsburgh - 52
Allegheny County - 52
Beaver County - 54
Butler County - 54
Washington County - 55
Westmoreland County - 55

CITY OF PITTSBURGH

Burrows Street Townhomes

Oakland
Townhomes
Priced from: \$599,000
School district: City of Pittsburgh
Agency: Coldwell Banker Realty
412-363-4000
burrowsth.com

Industrial Commons

Lawrenceville
Condominiums
Priced from: \$299,000
School district: City of Pittsburgh
Agency: Howard Hanna Real Estate Services
724-737-4481
newhomes.howardhanna.com

Summerset at Frick Park

City of Pittsburgh/ Squirrel Hill
Traditional Neighborhood
Development
Single-family homes, townhomes,
condominiums, and paired homes.
Priced from: \$460,000
School district: City of Pittsburgh
Agency: KACIN Development
Associates
724-327-6694
kacin.com

ALLEGHENY COUNTY

Aiken Landings

Robinson Township
Luxury Patio Homes
Priced from: \$400,000
School District: Montour
Agency: Scarmazzi Homes
724-223-1844
scarmazzihomes.com

Allman Acres

Marshall Township
School District: North Allegheny
Agency: Eddy Homes
412-536-4040
EddyHomes.com

The Bliss

Franklin Park
Single-family homes
School district: North Allegheny
Agency: Howard Hanna Real Estate
Services
724-316-8556
newhomes.howardhanna.com

Bonnie Dell Acres

South Park
Single-family luxury homes
Priced from: Mid \$600,000
School district: South Park
Agency: Costa Homebuilders
412-384-8170
costahomebuilders.com

The Cascades

O'Hara Township
School district: Fox Chapel
Agency: Howard Hanna Real Estate
Services
412-963-6300
newhomes.howardhanna.com

Castors' Farm

Jefferson Hills
Single-family luxury homes
Priced from: High \$600,000
School district: West Jefferson Hills
Agency: Costa Homebuilders
412-384-8170
www.costahomebuilders.com

Chamberlin Ridge

Jefferson Hills
Single-family luxury homes
Priced from: Mid \$600,000
School district: West Jefferson Hills
Agency: Costa Homebuilders
412-384-8170
www.costahomebuilders.com

Chapel Harbor at the Water

Fox Chapel
Single-family luxury homes
Priced from: Mid \$800,000
School district: Fox Chapel
Agency: Costa Homebuilders
412-384-8170
costahomebuilders.com

Chapel Harbor Townhomes

Fox Chapel
Townhomes
Priced from: Low \$700,000
School district: Fox Chapel
Agency: Costa Homebuilders
412-384-8170
costahomebuilders.com

Copper Creek

West Deer Township
Patio homes
Priced from: \$339,900
School district: Hampton
Agency: Howard Hanna Real Estate
Services
724-449-9900
newhomes.howardhanna.com

Deerfield Ridge

South Fayette Township
Custom Single Family Homes
\$500,000 and up
South Fayette
Paragon Homes
412 787 8807
www.VisitParagonHomes.com

Emerald Fields

Pine Township
Single-family homes
Priced from: mid \$800,000's
School district: Pine Richland
Agency: Howard Hanna Real Estate
Services
724-772-8822
newhomes.howardhanna.com

Estates of Lion Ridge

South Fayette
Single-family homes
Priced from: \$750,000
School district: South Fayette
Agency: Coldwell Banker Realty
724-942-1200

Fair Acres

Upper St. Clair
Custom single-family homes
Prices from: Lots \$750,000
School District: Upper St. Clair
Agency: Berkshire Hathaway
HomeServices
412-833-7700
thepreferredd Realty.com

Falconhurst Forest

Fox Chapel
Single-family homes
School district: Fox Chapel Area
Agency: Howard Hanna
Real Estate Services
412-963-6300
newhomes.howardhanna.com

Fayette Farms

North Fayette
Single-family homes
Priced from: Upper \$300's
School district: West Allegheny
Agency: Ryan Homes
412-275-4465
ryanhomes.com

Fields of Nicholson

Franklin Park Borough
Custom carriage-homes and villas
Priced from: \$550's and up
School District: North Allegheny
Agency: Berkshire Hathaway
HomeServices
412-367-8000
thepreferredrealty.com

Field Brook Farms

Richland Township
Single-family homes
Priced from: mid \$700's
School district: Pine-Richland
Agency: Howard Hanna Real Estate
Services
724-772-8822
newhomes.howardhanna.com

Freeport Greene

Marshall Township
Townhomes
Priced from: High \$400's
School district: North Allegheny
Agency: Infinity Custom Homes
724-553-1008
Buildinfinitehomes.com

Hastings

South Fayette Township
Single-family, first-floor carriage &
townhomes
Priced from: \$300's
School district: South Fayette
Agency: Charter Homes &
Neighborhoods
LifeAtHastings.com

Hidden Grove

O'Hara Township
Single-family homes
Priced from: Low \$500,000's
School district: Fox Chapel
Agency: Pitell Homes
412-364-9411
PitellHomes.com

Imperial Ridge

Imperial
Single-family homes
Priced from: Low 300's
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Inglefield Estates

Pleasant Hills
Single-family luxury homes
Priced from: Mid \$700,000
School district: West Jefferson Hills
Agency: Costa Homebuilders
412-384-8170
costahomebuilders.com

LaFayette Meadow

South Fayette Township
Priced from: Mid \$400s
School district: South Fayette
Agency: Ryan Homes
412-275-4465
ryanhomes.com

Lake MacLeod

Pine Township, Gibsonsia
Custom Homes-Only 2 Developer
Lots Left
Price from \$1,000,000
School District: Pine-Richland
Agency: Coldwell Banker Realty
412-487-0500

Laurel Grove

Pine Township
Single-family homes
Priced from: High \$700's
School district: Pine-Richland
Agency: Infinity Custom Homes
724-553-1008
Buildinfinitehomes.com

Laurel Grove

Pine Township
Ranch-style homes
Priced from: Upper \$500's
School district: Pine-Richland
Agency: Heartland Homes
412-275-4465
HeartlandLuxuryHomes.com

Laurel Grove

Pine Township
Priced from: Mid \$300's
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Mallard Pond

Marshall Township
Single family homes
Priced from: mid \$900,000's
School district: North Allegheny
Agency: Howard Hanna Real Estate
Services
412-260-5854
newhomes.howardhanna.com

Maplecrest

Monroeville
Ranch style homes
Priced from: low \$300's
School district: Gateway
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

The Meadows at Hampton

Hampton Township
Custom single-family and ranches
Priced from: \$575,000
School district: Hampton
Agency: RE/MAX Select Realty
724-933-6300 x657
madiahomes.com

Miramar Landings

O'Hara Township
Luxury townhomes
School district: Fox Chapel
Agency: Howard Hanna Real Estate
Services
412-427-0654
newhomes.howardhanna.com

Parkwood Pointe

Crescent Township
Priced from: \$300,000+
School District: Moon Township
Agency: Berkshire Hathaway
HomeServices
724-776-3686
thepreferredrealty.com

Private Acreage

South Fayette
Custom single family homes
\$450,000 and up
South Fayette
Paragon Homes
412 787 8807
www.VisitParagonHomes.com

The Ridge at Manor

Pine Township
Single-family homes
Priced from: mid \$900,000
School district: Pine-Richland
Agency: Howard Hanna Real Estate
Services
724-772-8822
newhomes.howardhanna.com

The Rivers Edge at Oakmont

Oakmont
Single-family, duplexes,
condominiums and apartments
Starting at: High \$900,000's
School district: Riverview
Agency: Howard Hanna Real Estate
Services
412-427-0654
newhomes.howardhanna.com

Rolling Hills

Moon Township Townhomes
Priced from: \$300s
School district: Moon Area
Agency: Dan Ryan Builders
412-218-2384
danryanbuilders.com

Settlers Pointe

Collier Township
Single-family homes
Priced from: \$600,000
School district: Chartiers Valley
Agency: Howard Hanna Real Estate
Services
724-941-8800
newhomes.howardhanna.com

Sewickley Crossing Townhomes

Ohio Township
Priced from: Mid \$300s
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Shadwell Estate

Jefferson Hills
Single-family luxury homes
Priced from: Mid \$700,000
School district: West Jefferson Hills
Agency: Costa Homebuilders
412-384-8170
costahomebuilders.com

Siena at St. Clair

Upper St. Clair
Townhomes
Priced from: \$729,900
School district: Upper St. Clair
Agency: Howard Hanna Real Estate
Services
724-833-3600
newhomes.howardhanna.com

Summit Station

South Park
Single family and townhomes
Priced from: Upper \$200s
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Sunrise Junction

Collier Township
Priced from: Low \$400's
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Trinity Place

Pine Township
Single-family homes
School district: Pine Richland
Agency: Howard Hanna Real Estate
Services
412-855-2161
newhomes.howardhanna.com

Venango Trails

Marshall Township
Single-family homes
Priced from: mid \$850,000
School district: North Allegheny
Agency: Howard Hanna Real Estate
Services
724-772-8822
newhomes.howardhanna.com

The Villages at Marketplace

Moon Township
Townhomes
Priced from: Mid \$300's
School district: Moon Area
Agency: Heartland Homes
412-275-4465
HeartlandLuxuryHomes.com

Villas at South Park

South Park
Single Family Homes
Priced from: Upper \$300s
School district: South Park
Agency: Dan Ryan Builders
412-218-2384
danryanbuilders.com

Villas of South Park

South Park Township
Luxury Patio Homes
Priced from: \$300,000
School district: South Park
Agency: Scarmazzi Homes
724-223-1844
Scarmazzihomes.com

Walnut Court

McCandless Township
Townhomes
Priced from: Mid \$400,000's
School district: North Allegheny
Agency: Howard Hanna
Real Estate Services
724-772-8822
newhomes.howardhanna.com

Wexford Station

Pine Township
Single-family homes
School District: Pine Richland
Agency: Eddy Homes
412-536-4040
EddyHomes.com

Woodwind of Hampton

Hampton Township
Single Family Homes
Priced from \$750,000 including lot
School District: Hampton
Agency: Coldwell Banker Realty
412-487-0500

BEAVER COUNTY

Chippewa Trails

Chippewa
Ranch style homes and Townhomes
Priced from: Mid \$200's
School district: Blackhawk
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Deerfield Preserve

Beaver
Single Family Homes
Priced from: Upper \$300s
School district: Beaver Area
Agency: Dan Ryan Builders
412-218-2384
danryanbuilders.com

Evergreen Heights

Brighton Township
Patio Homes
Priced from: high \$399,900
Agency: Howard Hanna Real Estate
Services
412-551-1161
newhomes.howardhanna.com

Goldenrod Meadows

North Sewickley Township
Single-family homes
Priced from: \$400,000
School district: Riverside
Agency: Howard Hanna Real Estate
Services
7224-775-5700
newhomes.howardhanna.com

Pinehurst Village

Ohioville
First floor living villas
Priced from: \$345,000
School district: Beaver
Agency: Howard Hanna Real Estate
Services
724-775-5700
newhomes.howardhanna.com

Seven Oaks

Ohiosville
Single-family homes
Priced from: \$500,000
School district: Western Beaver
Agency: Howard Hanna Real Estate
Services
724-775-5700
newhomes.howardhanna.com

Villas of Economy

Baden
Priced from: \$250,000
School District: Ambridge
Agency: Berkshire Hathaway
HomeServices
724-776-3686
thepreferreddrealty.com

BUTLER COUNTY

Arden Wood

Harmony
Ranch style and single family homes
Priced from: Upper \$200's
School district: Seneca Valley
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Blackthorne Estates

Penn Township
Priced from: Upper \$400's
School district: Penn Trafford
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Townhomes at Blackthorne Estates

Penn Township
Priced from: Upper \$200's
School district: Penn Trafford
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Brookhaven

Mars
Single-family homes
Priced from: Upper \$500's
School district: Mars
Agency: Heartland Homes
412-275-4465
HeartlandLuxuryHomes.com

Chatham Court

Adams Township
Luxury paired villas
Priced from: Mid \$700's
School District: Mars Area
Agency: Berkshire Hathaway
HomeServices
724-776-3686
thepreferreddrealty.com

Cypress Fields

Mars Township
Single-family homes
Priced from: Upper \$600's
School District: Mars
Agency: Infinity Custom Homes
888-424-9424
Buildinfinityhomes.com

Eagle Ridge

Cranberry Township
Single-family homes
Priced from: mid \$900,000's
School district: Seneca Valley
Agency: Howard Hanna Real Estate
Services
724-772-8822
newhomes.howardhanna.com

Enclave at Highpointe

Seven Fields
Town homes
Priced from: Low \$500's
School district: Seneca Valley
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Forest Edge

Cranberry Township
Single-family homes
Priced from: Mid \$800's
School District: Seneca Valley
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Foxwood Trail

Zelienople
Single Family Homes
Priced from: Mid \$400's
School district: Seneca Valley
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Gabriel's Crest

Adams Township
Single-family homes
Priced from: Mid \$600's
School district: Mars
Agency: Heartland Homes
412-275-4465
HeartlandLuxuryHomes.com

Heritage Crossings

Sarver
Patio homes
Priced from: \$390's
School district: Freedom Area
Agency: Weaver Homes
412-609-5261
weaverhomes..com

Hickory Glen

Adams Township
Single-family homes
Priced from: \$650's
School district: Mars
Agency: Weaver Homes
412-609-5261
weaverhomes.com/hickory-glen

Hidden Springs

Connoquenessing Borough
Priced from \$400,000
Agency: Berkshire Hathaway
HomeServices
724-776-9705
thepreferreddrealty.com

John Quincy Adams

Adams Township
Single-family homes
Priced from: \$550,000
School District: Mars Area
Agency: Berkshire Hathaway
HomeServices
412-367-8000
thepreferreddrealty.com

Laurel Pointe

Cranberry Township
Single-family homes
Priced from: High \$700's
Low Maintenance Homes
Priced from: Low \$700's
School district: Seneca Valley
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Meadow Point

Mars Township
Single-family homes
Priced from: Mid \$800's
School district: Mars Area
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Meeder

Cranberry Township
Single-family homes, first-floor
carriage and townhomes
Priced from: \$400,000
School district: Seneca Valley
Agency: Charter Homes &
Neighborhoods
800-325-3030
lifeatmeeder.com

Meredith Glenn Estates

Adams Township
Priced from: \$800,000
School District: Mars Area
Kim Maier
Cranberry Regional
724-776-3686

Park Place

Cranberry Township
Townhomes
Priced from: Mid \$300's
School district: Seneca Valley
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Plantation at Saxonburg

Saxonburg
Quad-patio homes
Priced from: Low \$300's
School district: South Butler
Agency: Pitell Homes
412-364-9411
PitellHomes.com

Shelton Place

Evans City
Quad Patio Homes
Priced from: Low \$300's
School district: Butler
Agency: Pitell Homes
412-364-9411
PitellHomes.com

Twin Oaks

Buffalo Township
Priced from: Mid \$300's
School district: Freeport
Agency: Ryan Homes
412-275-4465
ryanhomes.com

The Village at Camp Trees

Adams Township/Pine Township
Single-family homes
Priced from: \$650's
School district: Mars and Pine Richland
Agency: Weaver Homes
412-609-5261
weaverhomes.com

The Villas at Forest Oaks

Butler
Patio homes
Priced from: \$360's
School district: Butler
Agency: Weaver Homes
412-609-5261
weaverhomes.com

Wakefield Estates

Cranberry Township
Custom single-family homes
Priced from: \$750,000
School District: Seneca Valley
Agency: Berkshire Hathaway
HomeServices
724-776-3686
thepreferredd Realty.com

Whitetail Meadows Townhomes

Mars
Townhomes
Priced from: Mid \$300's
School district: Mars
Agency: Ryan Homes
412-275-4465
ryanhomes.com

Woodland Trace

Adams Township
Custom single-family homes
Priced from: \$750,000
School District: Mars Area
Agency: Berkshire Hathaway
HomeServices
724-776-3686
thepreferredd Realty.com

WASHINGTON COUNTY

Alto Piano

Cecil Township
Single-family homes
Priced from: \$800,000
School district: Canon-McMillan
Agency: Howard Hanna Real Estate
Services
724-417-1772
newhomes.howardhanna.com

Anthony Farms

Peters Township
Single-family homes
Agency: Howard Hanna Real Estate
Services
724-941-8800
newhomes.howardhanna.com

Arabian Meadows

Chartiers Township
Luxury Patio Homes
Unique 1 acre estate homesite
available now!
School district: Chartiers Houston
Agency: Scarmazzi Homes
724-223-1844
www.scarmazzihomes.com

Belmont Park

Chartiers Township
Luxury Patio Homes
Pricing coming soon!
School district: Chartiers Houston
Agency: Scarmazzi Homes
724-223-1844
Scarmazzihomes.com

Brookwood Brownstones

Peters Township
Townhomes
Priced from: Upper \$300's
School district: Peters Township
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Cherry Valley Lakeview Estates

McDonald
School District: Fort Cherry
Agency: Eddy Homes
412-536-4040
EddyHomes.com

Creekside Crossing

North Strabane Township
Single-Family Homes
Priced from: Upper \$300's
School District: Canon McMillan
Agency: Ryan Homes
412-275-4465
ryanhomes.com

Fieldstone

Peters Township
Custom homes
Priced from: \$600,000-\$800,000
School district: Peters Township
Agency: Keller Williams Agency
thekarenmarshallgroup@gmail.com
724-941-9400 X126

Greenwood Village

Canonsburg
Townhomes
Priced from: Mid \$300's
School District: Canon McMillan
Agency: Ryan Homes
412-275-4465
ryanhomes.com

Highland Village

Union Township
Luxury Patio Homes
Now selling from the \$300's
School district: Ringgold
Agency: Scarmazzi Homes
724-223-1844
Scarmazzihomes.com

Juniper Woods

Peters Township
School district: Peters Township
Agency: Karen Marshall – Keller
Williams Realty
724-941-9400 X126
thekarenmarshallgroup.com

Justabout Farms

Peters Township
School District: Peters Township
Agency: Eddy Homes
412-536-4040
EddyHomes.com

Laurel Landing

North Strabane
Ranch style homes
Priced from: Low \$500's
School district: Canon McMillan
Agency: Heartland Homes
412-275-4465
HeartlandLuxuryHomes.com

Majestic Pointe

Smith Township
Single Family Homes
Priced from \$290,000 – \$450,000
School District: Burgettstown
Agency: Coldwell Banker Realty
412-264-8300

McConnell Trails

Cecil Township
Single-family homes and Townhomes
Priced from: Low \$300's
School district: Cannon McMillan
Agency: Ryan Homes
412-275-4465
ryanhomes.com

Meadow Ridge

Peters Township
Single-family homes
Priced from: \$655,900
School District: Peters Township
Agency: Berkshire Hathaway
HomeServices
412-833-7700
thepreferredd Realty.com

The Overlook at Peters

Peters Township
Single-family homes
Priced from: \$450,000
School district: Peters Township
Agency: Howard Hanna Real Estate
Services
724-941-8800
newhomes.howardhanna.com

Parkside Meadows

Collier Township
Priced from: \$500,000 and up
School district: Chartiers Valley
Agency: Paragon Homes
412-787-8807
www.VisitParagonHomes.com

Piatt Estates

Houston
Single-family luxury homes
Priced from: \$700,000
School district: Chartiers-Houston
Agency: Costa Homebuilders
412-384-8170
Costahomebuilders.com

Sherwood Pond

Peters Township
School District: Peters Township
Agency: Eddy Homes
412-536-4040
EddyHomes.com

Summerfield Woods

Chartiers Township
Priced from: Low \$300's
School district: Trinity
Agency: Ryan Homes
412-275-4465
ryanhomes.com

Sycamore Reserve

North Franklin
Single-family detached
Priced from: \$550,000
School district: Trinity
Agency: MK Homes
724-206-9741
www.buildmkhomes.com

WESTMORELAND COUNTY

Abby Place

Penn Trafford
Single-family homes
Priced from: mid \$400,000
School district: Penn Trafford
Agency: Howard Hanna Real Estate
Services
724-327-5161
newhomes.howardhanna.com

The Acres

Murrysville
Single-family homes
Priced from: To come
School district: Franklin Regional
Agency: Howard Hanna Real Estate
Services
412-417-1772
howardhanna.com

Allegheny Woodlands

Allegheny Township
Custom single-family
and Detached patios
Priced from: \$400,000
School district: Kiski Area
Agency: Howard Hanna Real Estate
Services
724-941-8800
newhomes.howardhanna.com

Bella Molise

Murrysville
Single-family luxury homes
Priced from: \$800,000
School district: Franklin Regional
Agency: Costa Homebuilders
412-384-8170
costahomebuilders.com

Bella Molise

Murrysville
Single-family homes
School district: Franklin Regional
R.A. Snoznik Construction, Inc.
www.rasnoznikcustomhomes.com

Broadview Estates

Hempfield Township
Single Family Homes
Priced From: \$300s
School District: Hempfield Area
Agency: Dan Ryan Builders
412-218-2384
danryanbuilders.com

Cherry Wood Estates

Mt. Pleasant Township
Single-family homes and Villas
Priced from: Low \$300's
School district: Mount Pleasant Area
Agency: Coldwell Banker Realty
724-864-2121
liveatcherrywood.com

Clifton Vista

Murrysville
Single-family homes
School district: Franklin Regional
Agency: RE/MAX Heritage
724-396-0674
www.rasnoznikcustomhomes.com

Foxfield Knoll

Unity Township
Single-family homes
School district: Greater Latrobe
R.A. Snoznik Construction, Inc.
www.rasnoznikcustomhomes.com

Glenn Aire

Unity Township
Custom single-family homes
Priced from: \$375,000
School District: Greater Latrobe
Agency: Berkshire Hathaway HomeServices
724-838-3660
thepreferredd Realty.com

Grandview Estates

Hempfield Township
Villas
Pricing Coming Soon!
School district: Hempfield Area
Agency: Dan Ryan Builders
412-218-2384
danryanbuilders.com

Hillstone Village

Murrysville
Single family homes and Carriage homes
Priced from: \$469,900+
School district: Franklin Regional
Agency: KACIN
724-327-6694
www.KACIN.com

The Legends

North Huntingdon
Custom Single Family, Villas, Paired Villas
Priced from: mid \$400,000s
School District: Norwin
Agency: Scalise Real Estate Inc. 724-864-5500
scalisehomes.com

Northpointe

Hempfield Township
Single-family homes
Priced from: \$330,000
School District: Hempfield Area
Agency: Berkshire Hathaway HomeServices
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Custom single-family
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724-838-3660
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Sterling Oaks

Penn Township
Single-Family and carriage homes
School District: Penn Trafford
Agency: Howard Hanna Real Estate Services
412-417-1772
newhomes.howardhanna.com

The Village on Kistler Ridge

Penn Township
Paired Villas and single-family homes
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R. A. Snoznik Construction, Inc.
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Villages at Totteridge/ Banbury

Salem Township
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School District: Greensburg-Salem
Agency: Berkshire Hathaway HomeServices
724-838-3660
thepreferredd Realty.com

Tuscan Hills

North Huntingdon
Single-family homes
Priced from: Upper 300's
School district: Norwin
Agency: Ryan Homes
412-275-4465
Ryanhomes.com

Willow Estates

Irwin
Single-family luxury homes
Priced from: mid \$500,000
School district: Norwin
Agency: Willow Glenn Development
412-657-2840
reneeBraun29@gmail.com

Villas of Willow Estates

North Huntingdon Twp.
Luxury custom patio homes
Priced from: \$380,000's
School district: Norwin
Agency: All Star Homes
412-877-2112
Allstarhomesinc.com



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School District: Hempfield Area
Agency: Berkshire Hathaway HomeServices
724-838-3660
thepreferredd Realty.com

North Meadow

Patio Homes and single-family homes
Priced from: Mid \$300,000's
School District: Kiski Area
Agency: KACIN
724-327-6694
www.KACIN.com

Ravenwood

Greensburg
Single Family luxury homes
School District - Hempfield
Agency: Costa Homebuilders
412-384-8170
Costahomebuilders.com

Siena Ridge

Murrysville
Single-family homes
Priced from : \$750,000
School district: Franklin Regional
Agency: Howard Hanna Real Estate Services
724-327-5161
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