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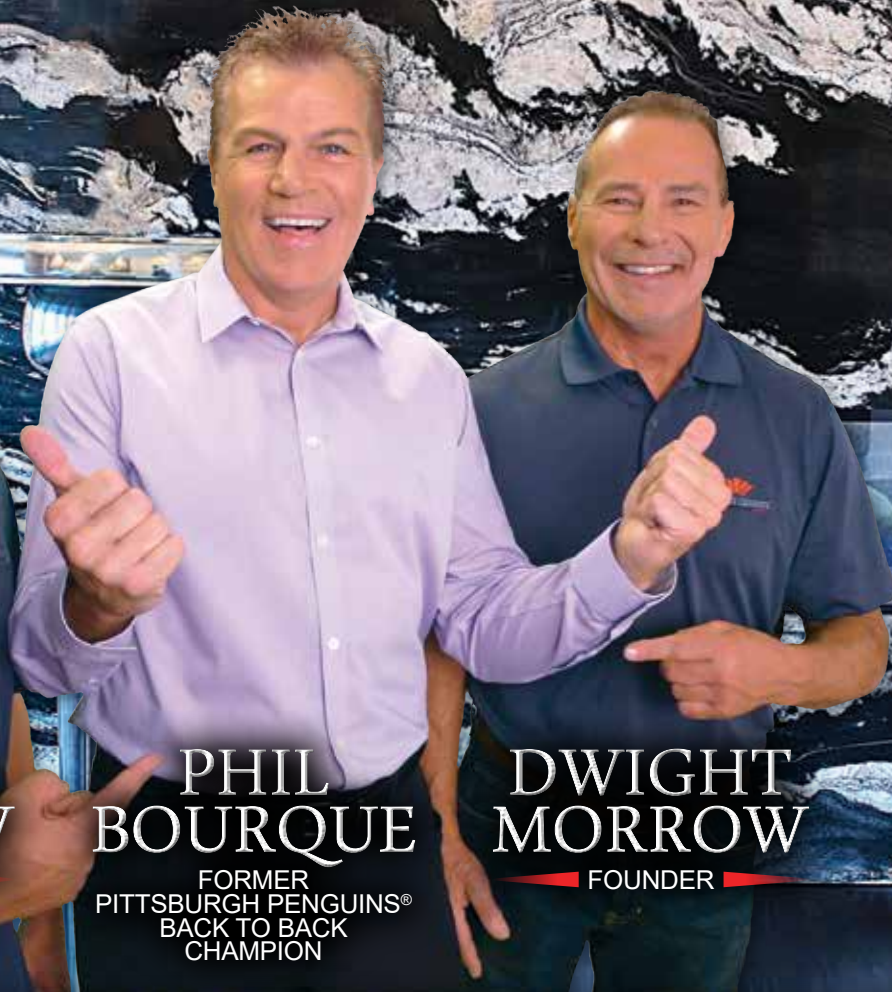


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PUBLISHER

Kevin J. Gordon
kgordon@carsonpublishing.com

GRAPHIC DESIGN

Blink

PRODUCTION

Carson Publishing, Inc.
design@carsonpublishing.com

CONTRIBUTING WRITERS

Jeff Burd
Vanessa Orr
Linda Simon
Shari Berg

CONTRIBUTING PHOTOGRAPHERS

DRB Homes
Patty Ann McLaughlin
Scarmazzi Homes
Pittsburgh Homebuilding Report
Carson Publishing, Inc.
Pitell Homes

ADVERTISING SALES

Kevin J. Gordon
412-548-3823
kgordon@carsonpublishing.com

DISTRIBUTION

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About the cover:

Cumberland II Model family room at the Villas at South Park development. A community by DRB Homes.

Will 2023 Bring a Recession?

Almost across all industries and geographic markets, 2022 was a disappointing year for business. The persistent high level of inflation softened demand for products and services as the year unfolded. Monetary policy tightened to the point of becoming restrictive to growth and gross domestic product (GDP) declined in the first half of the year. However, neither consumers nor businesses reacted to higher interest rates with the kind of pullback that would shock the U.S. economy into recession. The question that remains from 2022 then is whether a recession will surface for 2023.

With inflation showing signs of easing as 2022 ended, there is more of an opening for the Federal Reserve Bank to pause rate hikes and allow disinflation to play out. But, with the job market tight, the Fed has more incentive to push the envelop until unemployment begins to rise. The consensus in the markets is that the range for Fed Funds may reach 5.25 percent before rate hikes cease, likely not until May.

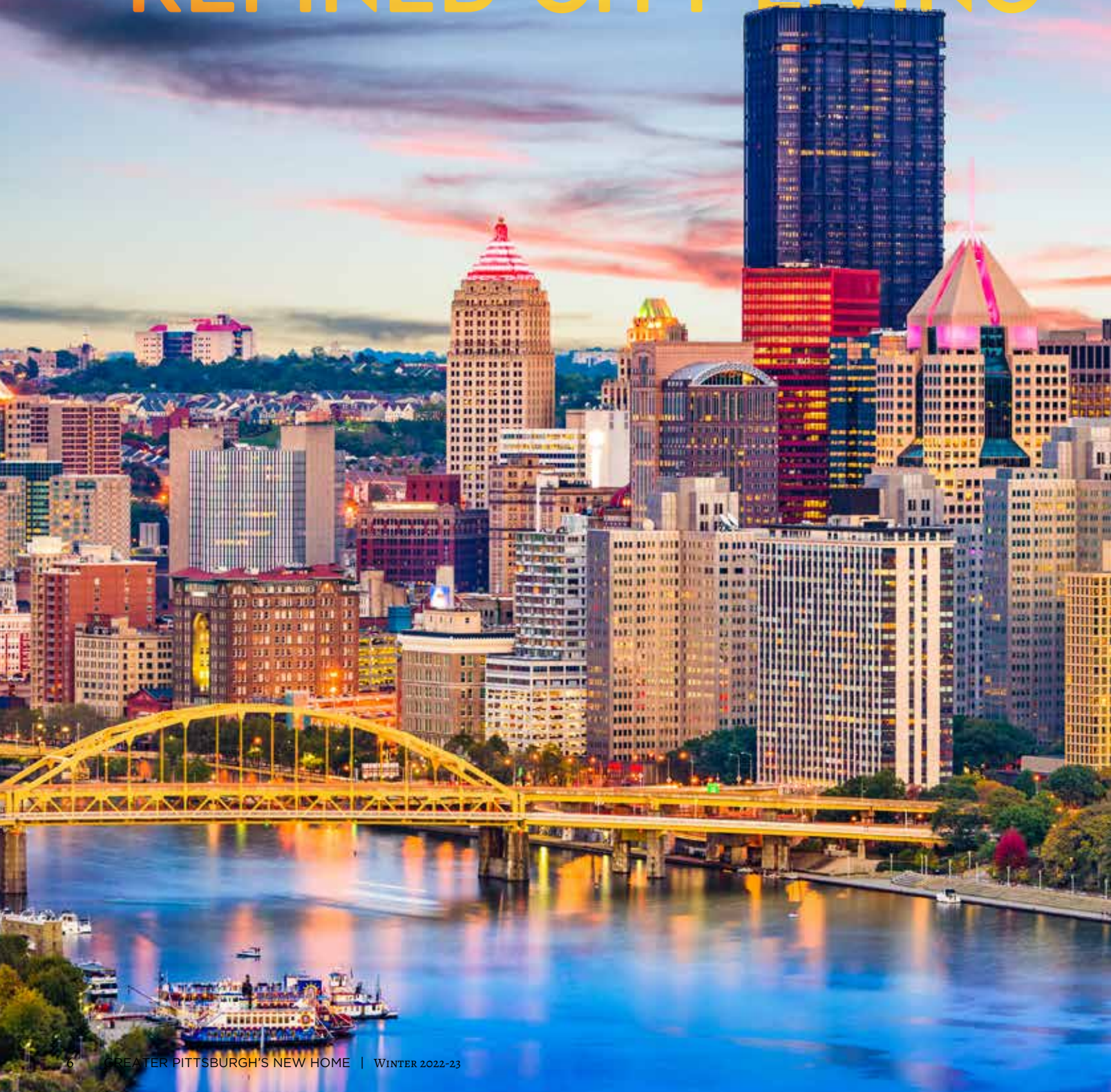
So, will 2023 bring a recession? The year ahead will bring decisions from consumers and employers that will balance restraint against the desire for growth. Spending versus saving, hiring versus downsizing, and tightening versus easing will determine how the U.S. economy reacts.

Pittsburgh's new home construction market has slowed significantly as the year came to a close. New construction was off 39.6% year-over-year in October and 57.1% in November. The combination of lower demand due to higher mortgage rates, higher construction costs, a shortage of skilled workers and extended supply chain delays is responsible for this slowdown. The forecast for all of 2022 is for single-family starts to be off by 26.2%, or more than 625 homes compared to 2021.

Be safe,

Kevin J. Gordon

PITTSBURGH'S REFINED CITY LIVING



The allure of city living would appear to be on the upswing around the world and across the nation. Consider that a recent United Nations report stated that by the year 2050, "two out of every three people are likely to be living in cities or other urban centers ..."





At a more elemental level, an educational site published by National Geographic (education.nationalgeographic.org) reinforced the same rate of growth, also pointing out that this growth is a result of natural increase translated as births to those currently living in cities, but also acknowledging that continuing migration from rural to urban areas plays a prominent role in growth as individuals seek out new opportunities. On a national level, the U.S. Cities Fact Sheet (css.umich.edu) cites an estimated 83 percent of the U.S. population currently lives in urban areas, an increase from 64 percent in 1950, and by 2050, an increase to 89 percent is on the horizon. Pennsylvania, and Pittsburgh in particular, are not immune to this

growth, with the accolades for Pittsburgh living mounting in 2022. Among 150 metro areas across the United States, Pittsburgh ranks 26th in Best Places to Live, #1 in Best Places to Live in Pennsylvania, and #6 in Cheapest Places to Live according to realestate.usnews.com rankings. Further, a 2022 Niche.com national survey rates Pittsburgh as the #1 Best Cities for Young Professionals (out of 228 cities), #18 Best Cities to Live in America, and #21 Cities with the Lowest Cost of Living in America. Suffice to say the ingredients for a satisfying and successful lifestyle await those pondering a move to our fair city. Darlene Hunter, Vice President, Regional New Home Manager, New Home Division, Howard Hanna Real Estate Services, views Pittsburgh

continuing its emergence as a new revival. “The Strip District and Lawrenceville areas still carry the energy of growth and excitement,” she said. “Other areas such as the Oakland corridor and the Northside are brewing new projects and growth. The plans for Oakland include partners such as Carnegie Mellon University and UPMC, and are excitingly ambitious and will create an abundance of jobs and future business opportunities.” She believes Pittsburgh still offers a quaint, urban feel and attracts urban dwellers from other parts of the country as they seek to relocate. “We offer competitive rents and housing compared to other parts of the country along with big city amenities.” Indeed, Pittsburgh is comprised of 90 distinct



neighborhoods and, according to livability.com, is one of the most affordable markets in the country for a city of its size. An extraspace.com/blog/moving (October 21, 2022) placed Pittsburgh in its top 11 Best Cities for Young Professionals noting that “Pittsburgh is more than welcoming to young professionals seeking remote career opportunities, with major employers like PNC Financial Services, PPG Industries and Alcoa, it makes sense that Pittsburgh is one of the best U.S. cities for jobs and a cost of living well below the national average.” In a recent 2022 Downtown Resident Survey conducted by the Pittsburgh Downtown Partnership (PDP), three top reasons for living Downtown surfaced including: (1) the desire to live in an urban

environment; (2) proximity to work, and (3) walkability. Further, survey respondents also considered the top positive factors of living in Downtown to be: (1) walkability; (2) convenience; (3) bars and restaurants; (4) activities and events, and (5) arts and culture. “The Golden Triangle, the Central Business District and the urban downtown core of Pittsburgh, is the most exciting neighborhood at the heart of one of the most dynamic cities in the country,” remarked Cate Irvin, Director of Economic Development, Pittsburgh Downtown Partnership. “Living in Downtown Pittsburgh means living in the center of it all — world class theatre, nationally recognized dining destinations, historic architecture, professional sports teams, beautiful parks, and

the energy of urban living all right at your doorstep.” Pittsburgh, indeed, is not without a plethora of amenities. Darlene Hunter pointed out that those living in the city love their theatres, culture, education, music, sports, fine dining, boutique shopping and “the beautiful city of Pittsburgh offers it all in an affordable, attractive package. Let’s not forget our beautiful rivers, boating, kayaking and other water sports that our rivers provide. I think the appeal is to all age groups, something for everyone.” Kathryn Schlesinger, Senior Mobility Project Manager, Pittsburgh Downtown Partnership, agreed that the dense layout, walkability of the neighborhood, and plentiful amenities make Downtown “the perfect neighborhood for

all ages. Downtown offers the most big city vibes and is an easy neighborhood to get around without a car, making it very appealing for everyone, from young professionals to active retirees.” Within blocks is the Cultural District chock full of theatres, museums, the symphony and more with casual and formal dining, retail shops, festivals, sports venues for the Pittsburgh Steelers, Penguins and Pirates equally nearby. “Since Allegheny County’s public transportation system, Pittsburgh Regional Transit, is currently designed as a hub-and-spoke system, over 80 percent of all bus service converges in Downtown,” Schlesinger continued. “Pittsburgh also offers a publicly owned and managed bike share system and launched electric pedal assist bikes in May. Irvin also reported that, in the past 10

years, over \$1.9 billion has been invested in improving the Golden Triangle and more than 3,200 new residents have moved in, including young professionals, empty nesters, families and students, all making Downtown Pittsburgh their new home. With estimates drawn from the U.S. Census Bureau, the American Community Surveys and internal data from the Pittsburgh Downtown Partnership, the current Golden Triangle population is approximately 7,000 residents, with an additional 14,633 living in the surrounding neighborhoods consisting of Uptown, Strip District, South Shore, North Shore and the Lower Hill. According to the Pittsburgh Downtown Partnership State of Downtown: Downtown Resident Report, November 2022, “Residential occupancy rates began to rebound in the first quarter of 2021 and

have continued to improve or remain relatively steady even with the addition of 1,864 new units, demonstrating the ability for the Downtown market to absorb additional inventory. The Golden Triangle market has rebounded to pre-pandemic levels, with the occupancy rate climbing from 86.1 percent in the second quarter of 2021 to 91.9 percent in the third quarter of 2022, while adding nearly 900 units.” And, while Pittsburgh is touted as affordable and highly livable, how does that translate in terms of numbers? Irvin shared that Downtown Pittsburgh rents tend to be on the upper end of the spectrum in comparison to the region as a whole, with the average rent in Greater Downtown at \$1,393 for a studio apartment, \$1,666 for a one-bedroom apartment, and \$2,132 for a two-bedroom apartment.



CITY LIVING

“The rents range by neighborhood and building type,” she explained. “When looking at six of the most recent premium apartment projects in the Golden Triangle, representing 896 total units at 93 percent occupancy, the average rent for a studio is \$1,649, \$2,072 for a one bedroom, and \$2,391 for a two-bedroom apartment.

An August 6, 2022 Tribune Review article reported that some 80 large construction projects were underway or in the proposal stages ranging from office space to affordable housing, multi-use retail sites to hotels, apartments, upgrades to existing facilities, and more, with the Strip District leading the way. “There are a number of apartments emerging in the Strip District,” Darlene Hunter stated. “Hullett Properties

is proposing to build a 179-unit apartment complex at the former lampshade warehouse site at 50 26th Street, a project recently approved by the Pittsburgh Planning Commission.” She continued that the complex will offer a rich amenity package featuring a pool, lounge and retail shops. At 2926 Smallman Street, Penrose Advisors is preparing to erect an 84-unit apartment building at an old filling station for gas powered vehicles, with the design phase started in October. “The newer apartment complexes generally include state-of-the-art facilities resembling amenities and services that many home ownership condominiums also provide,” she added. “One of the newest apartment complexes, Helm on Allegheny, features traditional apartments

with inspiring river views, affordable options and co-living neighborhoods.”

Cate Irvin offered that residential growth is a major development focus in the Greater Downtown area, noting that there are more than 9,000 residential units in the Greater Downtown area, with the largest percentage concentrated in the Golden Triangle, followed by the Strip District. “The majority of available units in the Greater Downtown area are rental apartments, with condominiums making up 15 percent of the existing housing market,” she affirmed. “Over the past 10 years, we have seen 44 new residential development projects that have welcomed nearly 8,400 new residents to the Greater Downtown, with 23 office-



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to residential conversions that have breathed new life into some of the Golden Triangle's beautiful historic buildings." She expounded that 6,030 new units are in the pipeline including 1,350 units under construction and another 4,680 planned or conceptualized. Among the projects in the pipeline is the Brickworks, a highly anticipated development on vacant property located at Smallman Street. Owned by Chicago based McCaffery Interests, this eight-building project will feature 224 apartments and 60 townhouses. Further, the Pittsburgh Penguin's plan for the Lower Hill Development that includes Midpoint's City Edge planned development, will have the Lower Hill adding more than 1,400 new units to the neighborhood over the next several years, Irvin

and Schlesinger added. They also have found that, across the country, cities are grappling with the evolution of their central business districts given the pandemic's effect on work patterns leading to a decrease in daily downtown activities, a work from home scenario, and shifting commuter patterns. "Commercial districts with little to no residential presence saw a drastic drop in daily activity, while mixed-use neighborhoods fared much better," Irvin added. "The adaptive reuse of older office buildings has been slowly occurring in cities for decades, but the pandemic has accelerated interest and funding for these types of conversions." Both also pointed out that many of Pittsburgh's historic buildings are no longer viable as offices due to the aging infrastructure

and decreasing vacancy rates. "Investments in a mixed-use Downtown will create a more resilient and vibrant city center," Schlesinger added. Darlene Hunter is also witnessing this type of conversion, given a demand for "right-sizing" by many buyer profiles for homes in the city where existing buildings and warehouses can be converted affordably into condominium housing units while keeping the historic charm and integrity of the building alive. A recent example is the 31st Street Lofts, an historic building dating back to 1871, which served as a turn-of-the-century schoolhouse. "From schoolhouse to ultimately 14 residential apartments, Bonn McSorley is converting these units proudly to luxury condominiums to hit the market in 2023," she

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said. “But, conversion of these types of properties and historic facilities doesn’t come without the challenges of working within the parameters of existing construction and bringing the building up to current city building codes.” Howard Hanna Real Estate will serve as the marketing team for the 31st Street Lofts project. She also emphasized that the profile of a renter versus that of a buyer has its differences. “Those who elect the rental option are often ‘testing the waters’ because they may be unsure of their length of employment, where in the Pittsburgh market they want to settle, or are just not prepared financially to make the home ownership investment,” she explained. “The beautiful array of rental choices in the city affords a good selection and variety.” Further, she noted that Pittsburgh’s Innovation District of Oakland is also moving forward with development plans by its anchor institution. An August 6, 2022, Tribune Review article reported that projects in Oakland in the pipeline are running upward to \$100 million. Those projects include university housing, research centers, athletic facility upgrades, and major hospital projects, the largest of which is a UPMC Presbyterian Hospital tower with a \$1.5 billion price tag. Carnegie Mellon University, Carlow University and the University of Pittsburgh also have upcoming projects planned. As for living space in Oakland, Walnut Capital has proposed a large residential building plan focused on those working in the area or moving there given the level of professional work opportunities

rather than student housing. “Walnut Capital will be developing approximately 13 acres from Forbes Avenue and across the Boulevard of the Allies and Halkett Street for its Oakland Crossing project. It will be a mixed-use development with a plan for 1,000 residential units,” Hunter added. One of the project’s goals is providing residential living at market rates for employees of the area’s institutions as well as others working in the area, along with affordable housing. Proposed plans also encompass wide sidewalks, a small park, retail shops and a grocery store, giving the area a true neighborhood feel. To date, Walnut Capital is looking toward a potential groundbreaking within the late first quarter of 2023.

Many of the proposed and recent developments are based on current market rates however, affordable housing has risen as a true need throughout Pittsburgh. To meet that need, Mayor Edward Gainey announced the Downtown Pittsburgh Pilot Conversion Project in April 2022, a joint effort among the City of Pittsburgh, the Urban Redevelopment Authority of Pittsburgh (URA), Allegheny County and the Commonwealth of Pennsylvania. The purpose was to facilitate more office-to-residential building conversions thereby allowing for more housing units, including affordable workforce housing. This past September, the City of Pittsburgh Planning Commission voted to recommend the approval of this legislation that “would eliminate existing residential density restrictions and streamline the approval of multi-family residential developments in Downtown” according to the Pittsburgh Downtown Partnership.

More Options on the Horizon

Innumerable residential projects have been proposed, are going before the Pittsburgh City Council and others for approvals, or are underway with options for all. Many are in the Golden Triangle while others, as Darlene Hunter noted, are currently in the planning phases in Pittsburgh’s North Shore and Uptown neighborhoods. Below are just a few more of the many proposed, helping to continue Pittsburgh’s trend as one of the most livable cities in the nation.

Easter Seals Building, 2525 Railroad Street

Owned by Oxford Development Co., the property will be part of Oxford’s Three Crossings development and will feature two, new office buildings as part of its mixed-use plan that includes a 300-unit apartment project called The Yard.

GNC Headquarters, Sixth Avenue

Bought by Victrix LLC and includes 254 apartments. The plan includes retail stores and services on the first floor, a rooftop amenity space, some parking for cars and bicycles.

Iron City Brewery property, 3234 Liberty Avenue

The former building here held the Sunshine Biscuit Co. and sits near the Polish Hill West area, touching other close sections of town. An RDC Inc. project, Brewer’s Block, as it is known, offers a wide range of amenities such as a rooftop pool and deck, a clubhouse with a lounge, game area and bar, fitness center, yoga room, climbing wall, bicycle and



residential storage, dog park and much more. Following phase one will be a second phase to be completed in 2023.

Post Gazette Building, Boulevard of the Allies

Owned by DiCicco Development, the company is considering many potential uses for the building including apartments as part of a mixed-use conversion.

YWCA of Pittsburgh Building, 305 Wood Street

City Club Apartments, LLC, developing 300 units in its City Club Apartments, of which 10 percent will include affordable, studio apartments. Plans include a rooftop pool, a two-story restaurant, and a health club.



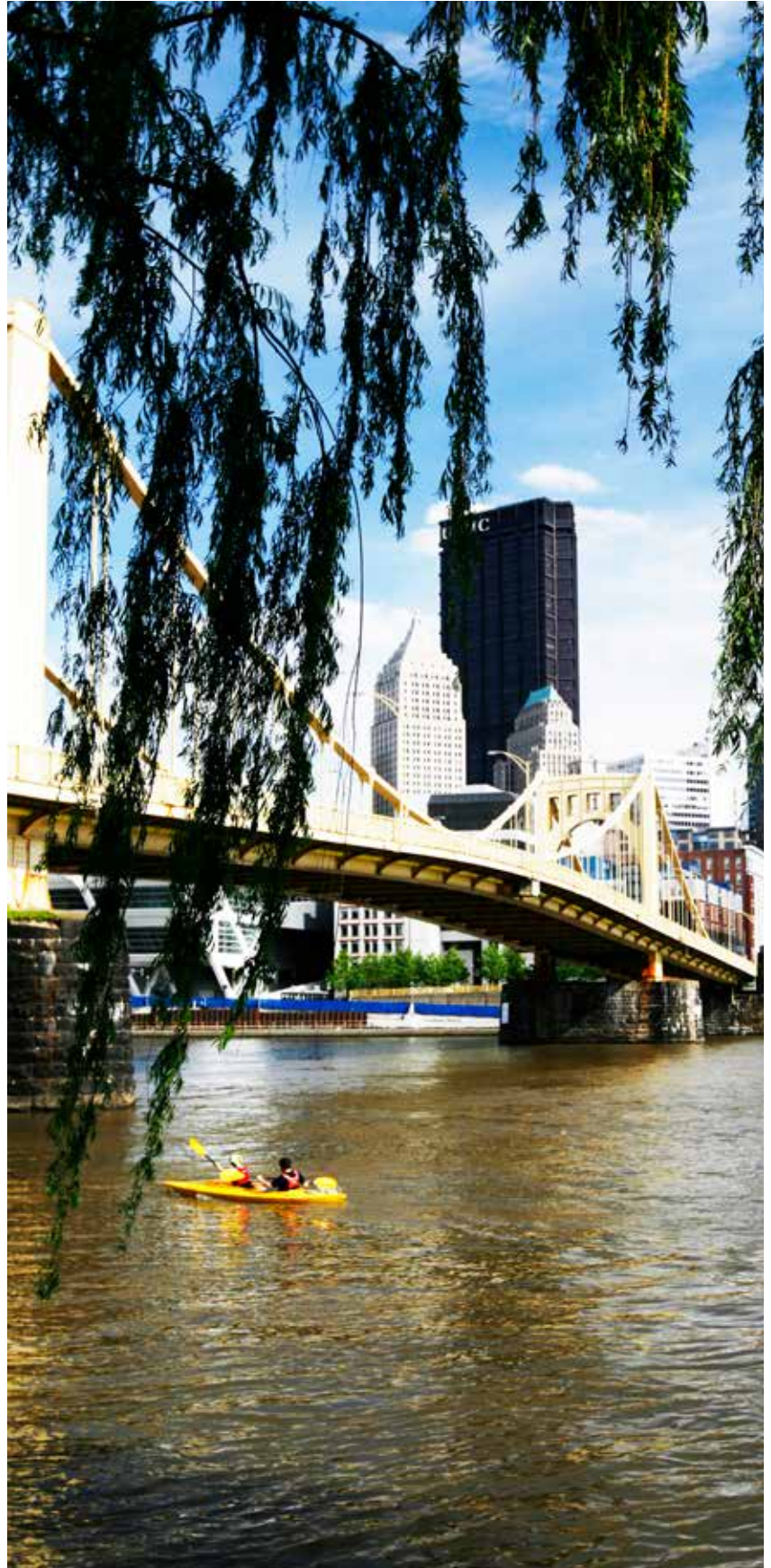
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Generally speaking, how will continuing development affect the city? While hard to predict given outside variables such as the economy, population shifts, buyer demands and desires, growth and revitalization can serve to enhance not only the city, but the region. Darlene Hunter believes that as Pittsburgh continues to grow with projects such as the Oakland expansion, “what else could result but an influx of talent of all varieties from across the country. Because of the types of technical, scientific and medical opportunities that will emerge, I would think that the 30 to 50 age group would be most attracted to the employment opportunities here.” Members of the Pittsburgh Downtown Partnership also look toward the repurposing of historic office buildings as a means of building preservation as well as breathing new life into the city. “Through the preservation and conversion of historic buildings, famous Downtown icons, such as the Kaufmann’s clock, are no longer just welcoming shoppers, they serve as a beacon for new residents calling this building home,” said Irvin. “With the opening of Target on the ground floor, the building once again welcomes shoppers to the iconic former department store, while the upper floors are home to new residents. Converting downtown buildings into residences creates a more resilient community, supporting a new mix of retail and services while complementing the office and hotel markets that have thrived in Downtown for generations.” **NH**



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Construction Labor Market

Even a Slowdown May Not Fix the Worker Shortage



Beginning long before the “Great Resignation” the construction industry has faced an increasingly difficult challenge in attracting workers. The declining construction workforce has many causes, but the crux of the problem is that too few people have been attracted to the industry to sufficiently replace the older workers who are retiring in greater numbers.

Construction is a rewarding, well-paid industry, but one that requires physical labor in all kinds of weather. The latter makes it less attractive to young people. And since at least the 1970s, American parents have increasingly guided their children away from blue collar work towards a college education.

Perhaps three generations into a trend that views college as the route to a better career, advocates for construction work are swimming against the tide.

A shortage of skilled workers in construction makes it harder for home builders to complete projects as quickly. That is a business problem, but one that has downstream effects. The price of labor escalates faster when there are not enough workers. Projects that take longer also cost the builder more, a cost which is passed on to the homeowner.

Over the next decade, this workforce shortage will worsen unless there are successful interventions to reverse the long-term trends. There are more Baby

Boomer construction workers than any other generation, and they will have left the workforce by 2030. Technological advancements can take on some of the tasks that required workers to do but, for the most part, the construction worker shortfall will only be reduced by attracting more new workers. That is an effort that will take time and requires that we view construction as a career differently.

The Problem

Like many issues facing residential construction, the roots of the workforce shortage are demographic. Construction has been trending older for a generation, primarily because of the size of the Baby Boomer generation and the pressure

CONSTRUCTION LABOR MARKET

those Boomers put on their children to find careers other than construction. As a result, the construction workforce has a demographic hole in the 25-to-54-year-old age cohorts.

To keep up with retirements, builders need to hire about 65,000 new workers each month, according to the National Association of Homebuilders (NAHB). In a labor market that is tight for nearly any position in all industries, increasing the recruiting to the construction industry has been challenging. In October, more than 400,000 construction positions were unfilled in the U.S. Roughly half of those were for residential construction.

As part of the Fall 2022 Home Builders Institute (HBI)

Construction Labor Market Report, the estimated number of construction worker growth required to meet the demand for new homes is approximately 740,000. HBI also forecasts that from 2022 to 2024, the construction industry will need an additional 2.2 million hires to offset the pace of retiring workers.

This shortfall obviously affects the ability of homebuilders to meet their customers' needs. It also limits their ability to expand to meet the potential demand from buyers who would otherwise build a new home because of the record low levels of existing homes for sale. New construction has historically been the solution for low inventory. Today, the shortage of workers limits the amount of new construction.

That is another key factor in the affordability problem facing American homeowners. According to the Construction Labor Market Report, economists estimate the U.S. faces a shortage of homes for sale or rent of at least one million units, with a lack of construction labor a key limiting factor for improving both housing inventory and affordability.

There are other factors contributing to the shortage that date back to the housing bubble and the crash that followed in 2008. In hindsight, it appears that there were about three million more homes built than were needed to meet household formations during the mid-2000s. The crash that the overbuilding created meant huge job losses for residential construction workers.

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CONSTRUCTION LABOR MARKET

The Bureau of Labor Statistics estimates that 60 percent of the construction workers who were laid off in the years that followed are no longer in the industry. The environment for new construction remained negative until the middle of the next decade, with builders nationwide only hitting the one million home mark again in 2020. That meant that demand for workers was suppressed for almost a decade, a market condition that made recruiting new workers more difficult.

In Western PA, where the median age is roughly 10 years older than the rest of the U.S., the demographic challenge is exaggerated. Compounding that heightened demographic disadvantage is a greater structural problem that Pittsburgh shares with

other former industrial cities. Up until the 1980s, roughly 20 percent of the workers in Western PA were employed in manufacturing. They worked in plants that required daily maintenance and repairs, which created demand for workers with skills in plumbing, carpentry, electrical, concrete, ironworking, welding, and other construction trades. When most of those manufacturing facilities closed down within just a few years, the Pittsburgh region was left with an oversupply of workers. Many of these workers were forced to leave Western PA to find employment. For those who stayed, there was often insufficient demand for their skills.

Separate from the employment demand, a multigenerational shift was underway over the past 40 years that saw an ever-

increasing share of high school students attend college. The U.S. economy underwent a shift from manufacturing to service industries, a structural change that accelerated as the U.S. led the boom in personal computing and information technology. This change created a need for tens of millions of additional white-collar workers. Parents, students, and guidance counselors responded, enrolling in colleges at higher rates. From 1970 to 1979, the number of enrolled students increased from 8.5 million to 11.5 million, as the population grew by 10 percent. By 2022, enrollment jumped to almost 21 million, an increase of 83 percent, while the population grew by 53 percent.

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blue-collar employment, the pipeline of skilled workers will decline. By 2020, it was clear that the demand for all blue-collar workers was on the rise, but the pipeline of workers was insufficient to meet that demand. Locally, this imbalance was particularly ill-timed. The demand for all types of construction has grown significantly over the past 20 years at a time when the pipeline of workers was at its lowest in Western PA. That is a headache for local homebuilders.

“There is a shortage and every year it seems to be getting worse. Ten years ago, we had multiple quality contractors to choose from, but more of them have moved on or gone out of business,” says Jeff Costa, president of Costa Homebuilders. “We are pretty

selective about the specialty contractors we work with because of the quality of the custom home we build, but the problem is across the board.”

“It certainly has been an issue for some time,” agrees Chad Weaver, president of Weaver Homes. “We felt the crunch in 2021, beginning from when we were allowed to return to work from the pandemic through last year. We just don't physically have the resources to cover the amount of work we have.”

“While Pittsburgh may have less favorable demographics than most other cities, the relatively small size of the new home construction market does lessen the downside from the workforce shortage”, notes Liam Brennan, vice president of Infinity Custom Homes.

“The labor shortage is affecting us but it's not as bad here in Pittsburgh as in other markets,” Brennan says.

Even if the shortage is less severe in Pittsburgh, there are still tangible negative impacts on homebuilding.

“We have decided to build fewer homes rather than sacrifice the quality that is associated with our brand. If we can't get enough qualified people, I won't substitute workers that aren't high-quality craftsman,” says Mark Heinauer, president of Barrington Homes. “Most of the crews of the subcontractors that work for us have been with us for 10 to 30 years. Almost without exception, those crews are 50 percent of what they were. We expect things

to get better and we can gear back up when they do.”

Costa says that his firm has been able to keep up with demand, but that the schedules have been extended by several months. Weaver says his company jumped from 102 closings in 2020 to 146 closing in 2021 and could have built more than that except for the limitations of the workforce. He also points out that the losses are not limited to the homes that are not completed.

“With the people that are retiring it’s not just the resources, you also lose their knowledge, skill set and their work ethic,” Weaver says. “Even if you were to find a younger person willing to come into the trade, they won’t have the same production rate as the worker they replace.”

The Solution

The good news is that construction industry leaders recognized a decade ago that an

extended uptick in construction demand would outstrip the supply of workers. The bad news is that there is no easy remedy.

“It’s very difficult to attract young people to the trades. If you look at the growth in the Mars-Cranberry-Adams area, the demographics, and the change in homes around here, there isn’t the blue-collar workforce to draw from locally,” explains Weaver. NAHB has a bunch of initiatives. BAMP [Builders Association of Metropolitan Pittsburgh] and the Pennsylvania Builders Association are trying, but it’s not easy work and it’s hard to attract young people.”

Reaching an equilibrium between the volume of work and the supply of workers can go one of two ways. Construction volume can decline or more workers can join the workforce. Given the positive impact of residential construction on the overall economy, the latter solution is far more desirable than the former. It is also the more

difficult solution. If the market activity in 2022 is any indication, reducing the number of homes built may not be all that effective anyway.

According to the Census Bureau, residential activity plunged from the spring to the fall. New starts for privately-owned housing units declined by 21.1 percent, from 1.805 million units to 1.424 million units, between April and September 2022. The decline for single-family homes was steeper, with new construction falling 29.5 percent from February to September. In the six-county metropolitan Pittsburgh area, permits for new single-family homes also declined. Through October 31, 2022, permits for single-family homes were off by 19.9 percent compared to the same period last year, a decline of more than 500 homes.

Despite demand dropping by one new home in five, builders say the problem has not eased. That means homebuilders must manage the problem effectively if they are going to satisfy their customers and turn a profit.

Paul Spenthoff, president of Pulte Group’s division in Cleveland, notes that many of Pulte’s subcontractors changed their business model after the Great Recession to reduce the number of payroll employees. In the aftermath of that severe jolt to the housing market, many contractors now keep as many independent contractors employed as they do W-2 skilled workers. Spenthoff says that creates an opportunity for a stronger partnership between the homebuilder and its specialty subcontractors.

“We still have subcontractors that



CONSTRUCTION LABOR MARKET

have been with us since we dug the very first hole in 1992.

At the beginning of the year, we sit down with our contractors and run our business plan out," he explains. "We forecast extremely well. We are within two-to-five percent of our forecast every year. Most years it's within one percent. Barring any economic changes that will disrupt the world we are pretty predictable and that allows our subs to have a predictable labor projection."

"The second part [of our strategy] is to have a management meeting every Monday and use a slotting tool to program the release of homes according to the labor that's available. We won't put ourselves in the position of digging 30 basements when we only have 15 framing crews. That allows our vendors to staff with some accuracy," Spenthoff continues. "Our pinch points in the past

couple of years have been the supply chain disruptions. That's been a bigger problem for us than our internal scheduling."

"With our increased closings in 2021, we did everything we could think of to get subcontractors to add staff or to find new subcontractors to pick up the work," says Weaver. "Typically, what happened was we had to resource overload our existing subcontractors. We have a scheduling program that allows us to look at each individual specialty contractor and their schedule, so it was easy for us to move those pieces around; but it turned into a chess game."

Costa says that there has been a noticeable increase in the presence of workers from outside the Pittsburgh region. He specifically pointed to the use of Amish crews and more immigrants

as a way to supplement the existing local workforce.

"The rays of hope are coming from the Amish community and having more immigrants than used to be here," Costa says. "We are blessed to have more Amish construction workers near Pittsburgh than in other parts of the country. We now have immigrant workers in all trades. Compared to five years ago, it's night and day different. We're not still at the level of most other cities, but it is getting better year after year."

Brennan says Infinity Custom Homes has learned to look at the workers hired by its subcontractors as though they are Infinity employees.

"We know we just have to treat talent like it's talent. We need to make sure that our job sites are ready to be worked. We need



to give the craft workers all the information and tools they need to be successful. If you do those things, and pay people appropriately, you can still find workers,” Brennan says. “But you have to check those boxes and be diligent as a builder to give them a desirable place to apply those talents. The same is true of management talent. We have to do those kinds of things to take care of our employees too.”

At nearly every level, the long-term solution being pursued is more robust attraction of workers. How that is being accomplished varies.

To mitigate the labor shortage, HBI has stressed the importance of appealing to middle school and high school students to help create a young, more diverse

construction workforce and combat the aging trends at play in the industry. The institute says it is important for the industry to work closely with unions to train and place thousands more in the skilled trades. The HBI recently opened a BuildStrong Academy in Houston, which will provide tuition-free training to individuals interested in pursuing a career in the trades. The HBI operates similar academies in Denver, New Orleans, and Orlando, Florida. The HBI has pledged to open 15 additional academies by 2027.

NAHB has created numerous initiatives to attract workers from other industries, investing in skills training and recruitment for their members.

Those initiatives at the national

level help to support the industry and can help raise awareness about the benefits of a career in construction. The heavy lifting of the effort is likely to be done at the local level, both by homebuilding professionals and school districts. For students who may not find college to be the right fit, construction needs to be elevated as a career option.

One measure that works in favor of construction is compensation. Construction wages compare favorably with the overall economy. The median payroll construction worker earns more than \$49,000 annually, compared with the U.S. median wage of \$45,760. That gap widens with experience and skill. The top 25 percent of workers in the construction industry earn \$75,820

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or more, while the top 25 percent in the overall economy earns at least \$68,590.

There are also aspects of the construction process that make workers' compensation more competitive than other professions. Subcontractors typically bid the cost of their services, including the cost of labor, from project to project. Since most skilled construction workers will be employed by subcontractors, their compensation can be bid higher when conditions are tighter.

"For 20 years, not enough people have been joining the construction trades and now that is coming home to roost," says Steve Fink, president of Paragon Homes. "More workers are retiring.

The cost of living has gone up significantly for those that are still working. Our subcontractors' labor is priced from project to project and that labor has the ability to demand a 10 percent raise. That is a pipe dream for workers in other industries."

What might work to close this huge gap in workforce need? Because of the skills required for construction work and the elevated safety concerns of the industry, it is more difficult to recruit workers from other industries; however, there are some industries that have workers that could adapt to construction more easily. Creating incentives for older workers to forestall retirement would slow the outmigration and reduce the shortage in 2024. In the

final analysis, however, the most durable solution will be to bring in more new workers to the industry. That means having more success at recruiting high school graduates and women. In Western PA, the market would also be eased by increasing the number of immigrants in construction.

Women have been making up a growing share of the employment base since the Great Recession but were still only 11 percent of the workforce in 2021. That compares to a share of 44.6 percent in the total workforce (and 52.9 percent in managerial and professional positions). Women also have a smaller share of the manufacturing positions, at 30 percent, but that is nearly three times the share of women working in construction. Clearly, there is room for growth.



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Immigrants to the U.S. have historically been drawn to construction because of the opportunities. In previous generations, when immigration was primarily from Europe, a worker with construction skills was more likely to find work and assimilate into American society. Those waves of immigration brought many of the workers who ultimately became entrepreneurs and construction business owners.

More of the immigration today is coming from Latin American countries and immigration policy has been a political issue that neither party has been willing to address. A clear immigration

policy could be a boon to the construction industry. Immigrants comprise one-third of the construction workforce nationally. That share far exceeds the rate employed in construction in metropolitan Pittsburgh.

Builders in Pittsburgh could benefit immediately if an uptick in workforce participation from new immigrants or women occurred. The heightened emphasis on construction careers for students, however, is unlikely to bring immediate fruits, although that strategy may bring the best long-term returns. What is clear is that a slowdown in the number of homes built has been insufficient to allow

the workforce to catch up. Perhaps a recession will slow residential construction another 15 or 20 percent over the next year and bring equilibrium to the supply and demand for labor. Even that level of decline may not be enough.

“We see the storm clouds forming for the economy but if we saw the right person, we would hire them today. And we would keep them on board, even during a recession if one should happen,” says Fink.

“Things are slowing down a bit right now giving everybody a chance to catch their breath, but the problem isn't going away,” Weaver concludes. **NH**



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By Vanessa Orr

When your home is built into a hillside, it can present some renovation challenges. Not only are any expansion plans limited by the site itself, but moving materials in and out of the house is made even more difficult by its location.

April Spagnolo from Evalia Design.

Impeccable Design, Advance Planning Help Solve Hillside Home Challenges



Photos by Patty Ann McLaughlin

When Sarah and Doug Shriber hired designer April Spagnolo of Evalia Design LLC to help renovate their 100-year-old home in Squirrel Hill, they were looking to increase its functionality as well as to create a more streamlined look between the original portion of the Arts & Crafts/Colonial style home and a more modern addition that they had previously added.

“We hired April to help us create cohesion between the old Shriber house and the new Shriber house,” said Sarah Shriber. “We wanted to pay homage to the age and original architecture of the house, while also modernizing it and adding a sleekness to it.”

The couple, who have lived in the house for the past 12 years, also wanted to make the kitchen area

more functional, and add a large island with seating to make it easier to entertain. They also asked Spagnolo to find space for more first-floor storage.

“The home was unique. Being built into a hillside, you enter from the upstairs and walk downstairs to the kitchen,” explained Spagnolo. “The kitchen, powder room, and laundry were tight, and in their current state were not functioning for the homeowners.

“I always aim to create a space that embodies my client's lifestyle,” she continued, noting that the main goals were to create a larger, functional kitchen, laundry and mudroom space, and a powder room. “The client wanted a fun space, and I believe we achieved that.”

Spagnolo was brought in at the beginning of the project before

any contractors were hired or any work had begun, which she notes is the best way to start a remodeling project. She held an initial consultation at the Shriber's home, where she talked to the couple about their needs and possible design solutions. She then asked the Shribers to complete a design questionnaire and Pinterest board which she used to create preliminary sketches and mood boards.

After reviewing three design options with the Shribers, they selected the final design, which was put into CAD drawings and 3D renderings for final approval.

“Space planning is my ‘superpower,’ so I can visualize the design when I walk into my clients' homes—after that, creating a base floor plan and concept sketches typically takes a few

HELP SOLVE HILLSIDE HOME CHALLENGES



hours,” said Spagnolo, adding that she typically presents clients with three preliminary options and then the final design, which is often a combination of the three initial layouts.

“April makes things very, very easy; she’s not like a salesperson— she really understands design so she’s very easy to work with,” said Shriber, adding that they had “a ton” of input on the final design. “She listens the first time, she’s laser-fast in the speed with which she responds, and communication is really important to her; that really resonates with me. The hardest part was picking the best option for each room because I liked them all.”

Spagnolo relocated the powder room to an unused space beneath the staircase in order to increase the laundry/mudroom size. A two-foot bump-out was added to the kitchen, making it possible to maximize the kitchen island. She relocated the cooktop to the wall near the pass-thru and grouped all tall elements, including the refrigerator, oven, microwave, coffee, and pantry, to streamline the walkway.

The renovation was complicated by the fact that materials had to be brought in via stairs and tight passageways since the home was set into a hillside, which required careful planning of material sizes. Spagnolo noted that some existing property variances and chimneys also needed to be maintained.

“April understood instantly what we needed to do, and the way she transformed the mudroom was remarkable,” said Shriber. “As we were standing in the old space, I told her that I wanted to create more storage, and she suggested that we

move the powder room from one side of the wall to the other side in order to maximize space under the staircase that had never been used. That gave us room for a working mudroom, new countertops, drawers and cabinets, and an entire wet bar; it was completely transformative for our space.”

Spagnolo also came up with the idea to add a bump-out to the kitchen, which, while only two feet, made a huge difference in the way the space could be used.

“It’s only 24 inches, but it seems like the largest 24 inches ever,” laughed Shriber. “Now I have a very high-functioning kitchen that works for how I cook. I spend an awful lot of time in the kitchen and now it’s so sleek and clean and seamless. I find everything I need so easily; it’s all where I want it to be.”

The Challenges of COVID

Just like anything that’s happened over the past few years, the renovation of the home was affected by the pandemic and supply chain issues. While Spagnolo says that she always preorders materials before beginning construction to minimize the timeline, there were some shipping and labor delays that simply could not be avoided.

“Had we not done this during COVID, it probably wouldn’t have been so impactful to every step of the process,” said Shriber of supply chain issues that included a dishwasher in quarantine. “Of course, we didn’t know COVID was coming and we’d already made the commitment to do it, so we just had to make the best of it.

“It was like living in a time warp,” she added, noting that she and her husband moved out of the house during the renovation. “In my mind, it took 72 years, but I think we were done in about 7 months, and that was by no means a reflection on the design or the capabilities of the design team; it was sheerly related to what happened when the world stopped.”

Luckily, the couple had started working with Spagnolo far in advance of the planned renovation, which helped them keep the project going.

“While other people might have just said that they couldn’t get it done, April kept everything moving along,” said Shriber of contractor delays and job site shutdowns. “She’s an excellent cheerleader, and we knew that she would make it happen.”

Despite all of these complications, Spagnolo, who says she starts every project with the budget and reverse engineers the design with that information, was able to stay within the Shriber’s budget, which was approximately \$300,000 for materials and labor.

“There were delays during construction, but Sarah and Doug were very patient. They were fun to work with, and I love how the design came together,” said Spagnolo. “This project is by far one of my favorites!

“The newly designed space is fun and functional and the rooms flow together nicely,” she added. “I believe it’s a perfect space for the client’s daily life while also allowing them more space for entertaining.”

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want to do with the rest of house in order to bring these modern, clean

lines throughout the space. "For example, our pillars look Colonial, so

we plan to cap them and paint them white. We still have a lot to do with the staircase, finials, knobs, handles and finishes, and moving things—like all of the brass—out of the house.

"It'll be mainly paint and décor on the main level of the house, including the office and living room and plenty of other places where we still want to move this concept through the house," she added.

According to the Shribers, if there's anything that they've learned from the renovation, it's to hire a professional to help with such a large undertaking.

"In fact, we hope to work with April again as soon as we pay for the kitchen," laughed Shriber. **NH**

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Prospective home purchasers can easily tour professionally merchandised model homes in each of the DRB Homes’ community locations, said Ferro. They are intended to provide an example of the kind of striking architecture and high-end interior finishes available in DRB Homes floor plans. The floor plans are offering what buyers are looking for today.

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- Creekside Manor in Harmony, Butler County, features 3 bedrooms, up to 3 baths, 1- and 2-car garage townhomes in the Seneca Valley School District, and range from 1,340 to 2,781 square feet starting at \$288,999.
- Deerfield Preserve in Beaver features single-family homes with 3 to 6 bedrooms and 2 to 4.5 bathrooms. These spacious homes boast between 1,784 and 4,905 square feet of living

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space. Home prices start at \$400,900.

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- Legacy in Collier Township offers luxury townhomes with 2-car garages and ample living space. It is close to shopping, dining, and entertainment in nearby Robinson Township. These townhomes start at \$349,999.
- Rolling Hills in Moon Township features new, 3-bedroom townhomes starting at \$324,900.
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In addition to several communities in the Pittsburgh region, Ferro said DRB Homes also builds in Morgantown, Fairmont, and Bridgeport, West Virginia.

“The old adage of location, location, location hasn’t really changed,” said Ferro. “Our buyers are looking for a specific location. The communities we’re in right now are suited for today’s buyers and are located right where they want to be.”

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Popular Home Building Trends in Pittsburgh Region

Open living is the most popular request from new home builders in the Pittsburgh market, said Ferro. "Formal living rooms and formal dining rooms are going away in favor of more flex space," he said. "That space can then be used for a home office, a play area for the children, or for a larger family or recreation room."



Home buyers want more versatility in the way their homes live. Young families value properties that include nice backyards for the kids to get their energy out. "It doesn't have to be large," said Ferro. "Just a nice space in the back, whether there's a deck or a patio down below just so the kids have a space to run around and play. Convenience to work and social events are important, as is having

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For over 30 years, we've been passionately committed to building luxury homes of the highest quality and providing exceptional customer care. Our goal is to exceed your expectations throughout every step of the homebuilding experience. Whether it's the art and functionality of our single-family luxury homes, open floor plans and light-filled spaces of our townhomes or uncompromising luxury and innovative designs of our main-level owner's suites, we always keep you, the owner in mind. We build homes and communities in Allegheny, Washington and Butler Counties – and Morgantown, WV – Monongalia County.



Infinity Custom Homes
 318 Spruce Lane
 Cranberry Twp., PA 16066
www.buildinfinityhomes.com
 724-553-1008
 Taylor Emrick – New Home Specialist
temrick@buildinfinityhomes.com

Infinity Custom Homes is a premier, custom homebuilder in the Pittsburgh area. We focus on building in the areas top school district, along the 79 corridor, and in the most desirable communities. While we have a variety of floor plans from which to start from, we focus on customizing every home inside & out. Together, we'll create a home that captures your personal tastes & creativity, bringing your dream home to life. Our goal is to work together offering a truly unique, memorable and enjoyable home buying experience!



KACIN
 3875 Old William Penn Hwy,
 Murrysville, PA 15668
 T: 724-327-6694
www.KACIN.com
 Jason C. Corna
jcorna@kacin.com

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.



Pitell Homes
 3413 Babcock Blvd.,
 Pittsburgh, PA 15237
 T: 412-364-9411
www.PitellHomes.com
 Lisa Barnett
info@pitellhomes.com

For more than three decades, Pitell Homes has truly partnered with homebuyers to make their dreams of building a new home an affordable reality! Through constant refinement of our floor plans, process, building materials, and available options, our buyers now take advantage of the deep relationships we have cultivated with our trusted vendors and suppliers, forged over many years of working together. At Pitell Homes, we connect with you before, during, and after the build process. We are a hands-on private company, offering solutions through our experience, and always maintaining superior craftsmanship. Our homes are built to last. We invite you to explore why so many people have trusted Pitell Homes to build their dream. Welcome Home!



Ryan Homes
 One Penn Center West, Suite 220
 Pittsburgh, PA 15276
 T: 412-275-4551
www.RyanHomes.com
 Kristen Gray
PittsburghTeam@nvrinc.com

Since 1948, we've grown from a small, family-run business to become one of the top five homebuilders in the country. While there are many reasons for our success, they all revolve around three key factors: our commitment to customers, our consistent quality, and our personalized approach. At Ryan Homes, building a better home means continuously raising the bar. That's why 98% of our buyers say they would recommend us to family and friends. With over 60 years of experience, trust us to make your dreams come true. Building new home communities in Allegheny, Beaver, Butler, Washington & Westmoreland Counties.



Parry Custom Homes
 10349 State Route 30
 North Huntingdon, PA 15642
www.experienceparry.com
 T: 724-863-0199
contact@experienceparry.com

Pittsburgh's Local On Your Lot Home Builder! We specialize in building custom homes throughout Pittsburgh and Southwestern Pennsylvania on your lot. We welcome you to sit back, relax, kick off your shoes and explore our website. You are one step closer to entering a truly unique and home building experience focused on your specific needs. Our team can help you accomplish your goals and dreams in a fun, efficient, and organized manner. Stop in and visit us at one of our local Pittsburgh showrooms (Irwin, Washington or Cranberry) and you will see why more customers are choosing Parry Homes to build on their lot in Pittsburgh.



Ricciuti Enterprise, Inc.
 2000 Golden Mile Highway, Ste A
 Pittsburgh, PA 15239
 Domenic Ricciuti, Jr.
 412-793-5620
info@ricciutienterprise.com

We don't just build houses—we build homes. The hallmark and success of our continuous homebuilding for over 60 years has been based on the uncommon capacity to recognize and transform a clients homebuilding needs and lifestyle into a functional, inviting and comfortable new home. No matter the scale of the project, whether remodeling, home improvements or a new home, the same operating principles are applied to each and every job for the satisfaction of the customer. Ricciuti Enterprise continues to innovate and build on its solid foundation. Rooted in the past, but focused on the future Ricciuti Enterprise provides the customer superb value and most importantly, peace of mind and confidence that their project will be done right.



Scarmazzi Homes
 127 Adams Avenue,
 Canonsburg, PA 15317
 724-223-1844
www.ScarmazziHomes.com
info@ScarmazziHomes.com

Scarmazzi Homes is Pittsburgh's premier patio home builder. Our beautiful communities feature single-level, luxury patio homes coupled with exterior lawn services and a variety of recreational amenities. For more than two decades, Scarmazzi Homes has been building lifestyle-rich homes and vibrant neighborhoods throughout the Pittsburgh region. By providing superior quality homes, unsurpassed customer service and a low-maintenance lifestyle, Scarmazzi Homes has grown to be one of Pittsburgh's top homebuilders. All Scarmazzi Homes neighborhoods are designed to deliver healthy, happier living and a true sense of community. If you're looking to simplify your life and have more time to do the things you want to do, not have to do, then contact us about one of our patio home communities today!



R. A. Snoznik Construction, Inc.
 4455 Old William Penn Highway
 Murrysville, PA 15668
 T: 724-433-7736
www.rasnoznikcustomhomes.com
 Kelly Snoznik, Sales Manager/New Home Concierge
info@rasnoznik.net

“Open Concept Floor Plans With Fresh, Innovative Designs”

Building a custom home calls for many decisions. With personable service, Ray Snoznik works closely with each of his clients, providing extensive guidance throughout construction. Ray believes in client satisfaction and quality craftsmanship, ensuring that each step throughout the building process exceeds the client’s expectations. Efficient systems are in place to make selections easy for the client and to expedite construction time. Accolades include 11 BAMP Housing Excellence Awards, Pittsburgh Business Times Largest Pittsburgh-Area Home Builders for 14 straight years, and features in Housetrends, Greater Pittsburgh New Home and Whirl magazines.



Suncrest Homes, Inc.
 3819 Old William Penn Highway, Suite 500
 Murrysville PA 15668
 724-327-1844
www.suncresthomespa.com
 Founded in 1987
Builder, Remodeler, Developer
Housing Excellence Award Winner
Member of Bamp, PBA, NAHB

Suncrest Homes is a boutique home builder, proudly building Custom and Semi-Custom Homes for 35 years. Suncrest has always been on the leading edge of new and innovative building concepts and designs. Whether open floor plans, carriage homes, Craftsman style homes or traditional living, you can be assured your dreams will be fulfilled by our team of experienced trend setting professionals. Housing Excellence Award winner and members of NAHB, PBA and BAMP. Suncrest Homes builds communities in Westmoreland County and Eastern Allegheny County.



Phillip Wentzel Custom Homes
 109 Zeta Drive, Pittsburgh, PA 15238
 T: 412-406-8469
phillipwentzel.com
 Dante Fusaro
dante.fusaro@pwcampbell.com

Builders all sounding the same? If they all sound the same, maybe they build the same too. You’ve worked too hard to settle for status quo. If you are looking for an experience unsurpassed by the others, a truly one-of-a-kind home that matches your one-of-a-kind family and lifestyle, then choose Phillip Wentzel. Our quality craftsmanship, strict attention to detail, and strong commitment to deadlines are shadowed only by our dedicated, experienced team of professionals. You’ve worked hard to be the best, now it’s time to have the best. Phillip Wentzel.



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.



Weaver Homes
 PO Box 449,
 Mars, PA 16046
 T: 724-625-7800
www.weaverhomes.com
 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.

COME HOME TO HILLSTONE VILLAGE!



THE AMHERST

*It's Your Dream we are Building...
This is Hillstone Village!*

Murrysville's premier new community featuring customizable & custom single family homes & low maintenance patio homes



THE EVERTON



THE BRIGHTON

For additional information or to schedule a meeting, contact Jason at 724.331.1519 or jcorna@kacin.com

A KACIN COMMUNITY

Find us on  [KACIN.COM](https://www.kacin.com)

HILLSTONE
village

GREATER PITTSBURGH'S
NEWHOME
DISCOVER PITTSBURGH'S HOUSING MARKET!



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Greater Pittsburgh's NEWHOME is the first, comprehensive source of market information for newcomers, current residents as well as all professionals in the residential real estate business for the Greater Pittsburgh area.

NEWHOME will give insight about today's marketplace, our regional economic outlook, individual and project profiles as well as in-depth feature articles on the issues and personalities driving our region's residential market.

Our editorial content presents the very best our region has to offer in new housing communities, locations and developments that showcase home building and remodeling projects for today's consumer. Discover state of the art features in comfort, technology, craftsmanship, innovation and style in modern residential living.

Before you buy, build or remodel a home, Greater Pittsburgh's NEW HOME is required reading! Let us help you create the home that meets your personal dreams, goals and needs.

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 - 43
Allegheny County - 43
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Butler County - 45
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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
thepreferredd Realty.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
Buildinfinityhomes.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, Gibsonia
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
Buildinfinityhomes.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



Images supplied by Scarmazzi Homes.



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

Spring Way

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

Forest Edge

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

John Quincy Adams

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

Meadow Point

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

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
Buildinfinitehomes.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



Images supplied by Scarmazzi Homes.

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 McMillon
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
thepreferedrealty.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
724-838-3660
thepreferredd Realty.com

Palmer Place

Unity Township
Custom single-family
Priced from: \$700,000
School District: Greater Latrobe
Agency: Berkshire Hathaway HomeServices
724-838-3660
thepreferredd Realty.com

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
School district: Penn-Trafford
R. A. Snoznik Construction, Inc.
www.rasnoznikcustomhomes.com

Villages at Totteridge/ Banbury

Salem Township
Golf-course community with Patio homes, Single-family, and Custom homes
Priced from \$320,000
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



724-327-1844 + SUNCRESTHOMESPA.COM +
3819 OLD WILLIAM PENN HWY, MURRYSVILLE PA 15668



Lindwood Crest

Hempfield Township
Over 55 Single-family homes
Start at: \$338,900
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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BROADVIEW ESTATES **LOW \$300S**
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 2 Car Garage | 1-2 Stories

GRANDVIEW ESTATES **MID \$300S**
 1,571-2,665 Sq.Ft. | 2-5 Beds | 2-3 Baths
 2 Car Garage | 1 Stories

WYNCREST ESTATES **LOW \$400S**
 2,482-2,674 Sq.Ft. | 4 Beds | 2.5 Baths
 2 Car Garage | 2 Stories

LEGACY **MID \$300S**

1,795-2,366 Sq.Ft. | 3 Beds | 2.5 - 3 Baths
 2 Car Garage | 3 Stories

CREEKSIDE MANOR **UPPER \$200S**

1,340-2,781 Sq.Ft. | 3 Beds | 2.5 - 3 Baths
 1-2 Car Garage | 3 Stories

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