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About the Cover:

A Pellis Construction home in Westmoreland County.

An American Dream of Home Ownership

The House and Senate passed a bipartisan housing bill that aims to reduce federal regulations and expand local control, one of the most sweeping efforts in recent decades to increase supply and bring down prices.

The bill has been the focus of intense negotiations in recent weeks as lawmakers in both parties try to address housing costs in an election year. The final version of the legislation bans corporate investors from buying single-family homes but doesn't include a Senate provision that would have required investors to sell newly constructed homes within seven years.

The measure was the result of years of work to lower costs, expand housing supply, cut red tape, protect taxpayers, and help more Americans achieve the dream of homeownership. It is the most significant housing bill to pass since 1990, when the average home in America was sold for \$150,000. Now it costs more than \$500,000!D NEWS: UAE sets minimum social media age

Private equity will be blocked from buying up single-family homes and trying to turn housing into investments.

Republicans and Democrats have embraced the bill to show they are addressing the nation's affordability crisis, driven in part by rising home prices due to a shortage of affordable housing. The U.S. housing market has been in a slump dating back to 2022, when mortgage rates began to climb from pandemic-era lows.

Sales of previously occupied U.S. homes have been hovering close to a 4-million annual pace going back to 2023 — well short of the 5.2-million annual pace that's historically been the norm. Sales slowed last year to a 30-year low and have remained sluggish so far this year. To increase the supply of housing, the bill would streamline environmental reviews and speed up the construction process also.

It would offer funding to local governments that build more housing, including Community Development Block Grant money to places exceeding the median rate of homebuilding. It would also provide new dollars for communities to turn abandoned infrastructure into housing, and offers a framework for communities that want to reform outdated zoning regulations, which often limit larger housing developments.

The legislation would allow banks to invest more in affordable housing and raise limits on the number of public housing units that can receive private financing through Section 8 funding to rehabilitate properties. And it would remove outdated requirements and expand federal financing to make manufactured homes more affordable.

The final bill has received widespread support in the housing community, both from organizations representing landlords and large property owners as well as groups that advocate for tenants and low-income renters.

"There is no magic wand that will fix this crisis overnight, and no single piece of legislation is perfect," said David Dworkin, chief executive of the National Housing Conference, the nation's oldest housing coalition. "Compromise demands that. But this is a significant down payment on a long-term effort to make housing more affordable for all Americans."

Kevin J. Gordon



Westmoreland County **Optimistic About**

Image supplied by Pellis Construction.

Future Growth



With apologies to the 19th century poet Robert Burns, “Oh to be in Westmoreland County now that spring (and summer) are here...” Or, perhaps one can tease apart that phrase to refer to the collective communities that comprise the county’s western border, when crossed, invites one to explore some 657,200 acres of land graced with 5,120 acres of water, making the entire county the 10th largest in Pennsylvania and the second largest in the western segment.

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Entering from this vantage point also introduces a landscape ripe with new home construction, budding business and industry ventures, and a multitude of cultural and recreational venues. From its rural settings to suburban neighborhoods to urban centers, Westmoreland's laid-back lifestyle allows for as much as the imagination demands. Spring into summer boasts a range of farmer's markets, outdoor concerts, festivals and, of course, the County Fair. Year 'round performances abound at the Palace Theatre, located in the county seat of Greensburg, as well as local and college venues, offering a range of entertainment while the Westmoreland Museum of American Art, the Southern

Allegheny Museum and others fulfill discerning cultural desires. Historical sites, such as the Bushy Run Battlefield, Fort Ligonier and Historic Hanna's Town delight history buffs and the curious alike. For others, camping, fishing, biking and hiking trails await eager enthusiasts in and around federal, state and county-owned parks. Of equal importance are the county's low taxes, affordable housing, high quality healthcare and exceptional educational systems from pre-schools to local colleges and universities. A quick trip to Pittsburgh and the Pittsburgh International Airport is but a short drive via Routes 22 and 30 and the Pennsylvania Turnpike. By all reports, western Westmoreland County continues to grow and attract attention from

business and industry leaders, governing officials, builders and potential new residents because of its strategic location, affordable cost of living, safety and school rankings. According to the Niche.com "2026 Best Places to Live in Westmoreland County", the top 10 include the western sites of Murrysville, North Huntingdon, Level Green, Irwin, Manor and Trafford. "Westmoreland County offers a unique combination of affordability, accessibility and livability," noted Dan Debone, President and CEO, Westmoreland County Chamber of Commerce. "Residents can enjoy more space, strong community values, excellent recreational opportunities and a growing mix of retail, dining and entertainment options, all while remaining connected to

the greater Pittsburgh region. Builders recognize that demand, especially from young families, professionals and active seniors seeking attractive housing options outside of more congested urban areas.” He added that the county is realizing continuing interest and growth in residential housing and new development throughout western and central Westmoreland County, particularly in communities that offer convenient access to Pittsburgh, major transportation corridors, quality schools, healthcare, recreation and employment centers. “Areas along the Route 30 corridor, as well as communities near the turnpike and major business parks, continue to attract both developers and families looking for a strong quality of life.” He also believes

that, while the housing demand is certainly there, moving forward, the county will need even more diverse housing opportunities that can accommodate a broad range of income levels and lifestyles as the area’s workforce continues to expand. “In addition to single family homes, there will be a growing demand for apartments, townhomes, workforce housing, senior living options and mixed-use developments that appeal to residents at different stages of life and career paths,” he explained. “The county also benefits from a strong business climate and a growing interest from companies looking to expand or relocate operations here. As that economic growth continues, housing demand naturally follows. To sustain that momentum

long term however, continued investment in infrastructure and transportation will be essential.” Darlene Hunter, Vice President, New Construction, Howard Hanna Real Estate Services, agrees with that assessment. “In Westmoreland County, it’s more about lower land costs, available development sites, favorable demographics, infrastructure and a generally pro-development environment versus direct subsidies,” she said. “Like much of Western Pennsylvania, there is a shortage of newer housing inventory. Builders entering the market often face less competition because much of that housing stock was built before 1990.” She finds that while Westmoreland’s infrastructure can sustain

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significant housing growth, there is a caveat. “If we are looking over the next 10 to 20 years, I would say generally ‘Yes’ from a roadway and land capacity standpoint, but public transportation and some commuter corridors will require continued investment to avoid congestion and longer commute times.” She believes that schools and healthcare are a “Number 1” factor in the success of growth followed by retail, daily services, recreation and parks. “These are not just ‘nice to have’ features, they are often deciding factors in whether housing growth succeeds or stalls,” she added. “Although important, entertainment and cultural venues are moderate considerations when relocating to this area.” As to current construction projects,

she noted that in areas such as North Huntingdon and its Norwin School District, Maronda Homes is stronger there, offering single family and town homes. Also, small private builder subdivisions in North Huntingdon and Penn Township are to be found along with scattered in-fill development near Clay Pike and the Route 30 corridor. Further, she shared that Howard Hanna Real Estate represents a patio home community in Irwin called Alexandra Estates, off Raymaley Road to Valley Club Road, with one level living and higher-level finishes within the Penn Trafford School District and starting in the upper \$400,000 range. Debone added that housing growth and workforce growth are directly connected. “Having varied

housing opportunities allows Westmoreland County to appeal to multiple generations and income levels, which strengthens our workforce pipeline and enhances overall economic development efforts,” he said. “When new housing is developed, it creates opportunities to attract skilled workers, retain young professionals, and encourage families to remain in the region rather than relocate elsewhere.”

Kacin Homes, an upscale residential home builder headquartered in Murrysville, is currently building within Westmoreland County. “We are continuing to see strong demand for residential housing and new construction throughout the western portion of the county, particularly along the Route 22 and



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All Star Homes

Route 30 corridors,” noted Jason Corna, Vice President, Residential Division of Kacin Homes. “Buyers are very attracted to this area because it offers a combination that is becoming increasingly difficult to find elsewhere: accessibility, value, quality of life and room for growth.” From a builder’s perspective, he views these corridors as providing an ideal balance between suburban living and regional connectivity. “Residents can enjoy larger homesites, newer communities, and a more relaxed lifestyle while still maintaining convenient access to Pittsburgh, employment centers, healthcare, shopping and recreation. These areas and surrounding communities continue to generate interest because they offer strong school districts, established infrastructure, and a sense of community that appeals to both

families and empty nesters.” He added that affordability relative to neighboring counties is a major factor in driving demand. “Buyers are looking for more space and long-term value, and Westmoreland County succeeds in delivering that opportunity. Many people are leaving more concentrated and more expensive markets in search of communities where they can build a custom home, raise a family, or simply enjoy a higher quality of life without sacrificing convenience.” With its natural beauty and overall livability, access to parks, golf courses and outdoor recreation combined with a growing mix of retail and dining options, Corna views the area as appealing to a wide demographic of buyers. “It is our opinion that the western portion of Westmoreland County represents the future of suburban growth in the region. As builders,

we look for areas where there is both sustained buyer demand and long-term community investment and we see both throughout this corridor,” he added. “That confidence is what keeps us actively building and investing in the region.” Corna cited single family homes as the largest segment of their market continuing in high demand among families looking for more space, newer amenities and access to quality school districts. At the same time, he referenced low maintenance living as one of the strongest growth segments for Kacin. “Patio homes, ranch style homes and communities with homeowners’ associations that handle landscaping and exterior maintenance are attracting both active adults and empty nesters who want to simplify their lifestyles without sacrificing quality or privacy,” he said. “Many



Suncrest Homes

Westmoreland County residents want to stay in the area but no longer want the upkeep of a large property, creating strong demands for these types of homes.” One of Kacin’s newest projects rests in the heart of the county – The Reserve at Foxfield in Hempfield Township. Still in its early stages, prospective homeowners have been introduced to the vision for the neighborhood and what makes it so unique. “At this point, our focus is on educating buyers about the community’s layout, homesite opportunities, home designs and the long-term vision while accepting homesite deposits. The response has exceeded our expectations and interest has been extraordinary.” A strong demand for thoughtfully planned, low maintenance communities featuring exceptional home sites, quality construction and a desirable location is key. “Buyers

are looking for more than just a new home,” Corna stated. “They want a neighborhood that provides a sense of place, long-term value, and a high quality of life, which is what we intend to deliver at The Reserve at Foxfield.” Kacin Homes still sees strong activity in their North Meadow development in Washington Township featuring single family and patio homes, with flexible options for a variety of lifestyles and life stages. Now matured into the initial, envisioned project, Hillstone Village in Murrysville, with just two, single family homesites remaining, is a testament to both the desirability of the location and the quality of the community itself with attractive streetscapes, beautifully designed homes and a strong sense of community, serving as part of the inspiration for The Reserve at Foxfield.

Colleen Ruefle-Haley, Vice President, Suncrest Homes, Inc., also realizes a strong demand for new residential construction particularly in the Murrysville and Penn Township areas. “In Penn Trafford, specifically the Level Green and Trafford areas, buyers are attracted to the ideal balance between suburban living and convenient access to Pittsburgh, Greensburg and surrounding employment areas,” she said. “Murrysville and Penn Trafford both provide excellent schools, attractive neighborhoods, abundant green space, walking trails and a quality of life that appeals to families, professionals and retirees. Many homebuyers are looking for larger homesites and modern amenities that are often difficult to find in more densely developed areas closer to the city. As a homebuilder, we view Westmoreland County

WESTMORELAND COUNTY

Images from D.R. Horton.



as one of the most desirable growth markets in the region because it combines affordability, lower taxes, accessibility and long-term community investment.” Ruefle-Haley believes that western Westmoreland County is well positioned to accommodate continuing residential growth particularly with major transportation routes including Routes 22, 66 and 130, along with the Pennsylvania Turnpike offering access to Pittsburgh, Monroeville, and Greensburg. “Currently, several major road developments are either underway or in the planning stages to support that growth,” she added. “As growth continues in the county, ongoing investments in roadway improvements and infrastructure will remain important. Compared to many suburban markets however, western Westmoreland County offers a transportation network that is already established and capable of supporting additional development. This accessibility remains a major factor for homebuyers interested in the area.” With the goal of appealing to multiple generations, Suncrest Homes offers a diverse mix of housing products in their communities, especially in a market that continues to evolve toward homes that offer both functionality and long-term value. “Today’s market is increasingly driven by consumer demand for flexibility and convenience,” she noted. “We continue to see strong interest in traditional single-family homes with young families. At the same time, low maintenance living options, including patio homes and ranch style floor plans continue to increase in popularity with empty nesters and active adults who want to simplify.” She has also seen an increase in young families looking to build their forever homes with a first-floor master suit or ranch-style homes as well as buyers seeking open floor plans, energy efficient construction, outdoor living spaces and customizable features fitting their lifestyles. Currently, four homesites are available in The Acres, Murrysville. This 10 single family home development features two to six-acre, wooded homesites on a cul de sac, just minutes from Route 22, shopping, schools and more. Siena Ridge, a secluded executive community also in Murrysville features new models with new designs and floor plans. Additionally, highlights of the community include sidewalks, a playground, walking trails and abundant open spaces with homes in the high \$900,000s. Sterling Oaks, a 47-lot community in Penn Township, offers cul de sac living with wooded homesites and boasts the only new construction community within walking distance of the new Westmoreland Heritage Trail. Two single

Images from D.R. Horton.

family, half acre homesites remain as do two luxury custom carriage homes. Allegheny Woodlands, located in Apollo/Allegheny Township, also have just two homesites available. Here, a stone entrance, sidewalks, street lighting, a tot lot, putting green, walking trails, a community center and more enhance the ambient lifestyle experience. “Across our communities, we focus on delivering thoughtfully designed homes featuring open concept layouts, modern kitchens, flexible living spaces, energy efficient construction and customizable options,” Ruefle-Haley continued. “Buyers continue to prioritize features such as home offices, outdoor entertaining spaces, upgraded owner’s suites and low maintenance exteriors.”

With six decades of home building within Westmoreland County, Pellis Homes remains as much about high quality construction as it does about building relationships and legacies since its founder, Tom Pellis, founded the company in 1966. Today, Jack Pellis, President, along with Sales Manager J.P. Pellis and Business Manager, Carla Pellis, continues this family business with the same passion and vision that his father proposed: to combine top notch craftsmanship with a commitment to constant improvement and innovation. Currently, Pellis Homes is building several large custom homes “off site,” on land owned by their customers. “We consider this to be our future in the near term as the inventory of developed lots available for custom homes is limited as developers have focused their attention on the empty nester or boomer market,” Jack Pellis commented. “We look for this to continue through 2026 as we have several design-build projects either scheduled for ground breaking or in the planning stages.” Joining the family business has been an exciting experience for J.P. Pellis who considers the future of Westmoreland County to be very promising. “There is an abundance of undeveloped land in Westmoreland County,” he stated. “The biggest obstacle we face is having adequate utilities available to sustain development. With the county announcing various infrastructure development plans for 2026 and beyond, these concerns are continuously being addressed.” He also feels that retail, healthcare, schools and recreation are vital to housing growth in the area. “In order to attract young families to the area, it is essential to check all the boxes, especially good jobs and quality education.” He cited the five-year enhancement plan for the Hempfield Area School District as going a long way toward the growth of



the county, given that it is one of the state's largest and highest performing school districts. The anticipation of two new Pellis communities opening in 2026 has cultivated excitement in the central core of the county. The first, King's Landing, located off Arnold Palmer Drive, Latrobe, consists of 10 paired villas and two singles. The exteriors are a tasteful mix Craftsman and Modern Farmhouse styles with blended textures of stone and lap or board and batten siding. Close to healthcare, shopping and the Arnold Palmer Regional Airport, Jack Pellis described the community as "perfect for snowbirds who want to simply lock the doors when winter hits and head south." The second such community is The Summit at Lindwood Crest featuring both single and paired villas. "These homes offer abundant flexibility in floor plan designs and optional features," he continued. "In fact, we are offering units with full daylight basements which may be optioned as finish space for extra bedrooms, home gyms, billiards or home theatres." Hardwood floors, custom showers, beamed ceilings,

custom kitchens, drop zones, even motorized screens and fireplaces for covered patios are some of the optional offerings at Lindwood Crest, an adult 55+ community located minutes from downtown Greensburg with shopping, healthcare, the Hannastown Golf Club and more just a stone's throw away. A fully furnished model with a design center is planned at each location, giving buyers the convenience of one-stop shopping when making their selections. "We are currently generating a VIP list and anticipate pre-sales in excess of 30 percent," Jack Pellis added. "It is interesting to mention that several customers for whom we built custom homes some 20 to 30 years ago, are now reaching out to us as they wish to right size their Pellis Home."

As an award-winning custom builder for more than 45 years, Ray Snoznik, R.A. Snoznik Custom Homes, has seen a steady demand for homes, particularly in Penn Township. Snoznik believes that Penn Township's established community amenities and school district continue to make it one of the stronger housing markets in

Westmoreland County. "Families are looking for larger homesites, newer energy-efficient homes, and suburban communities that still provide access to Pittsburgh and surrounding employment areas," he said. "I've also seen increased interest from move-up buyers and downsizers seeking modern floor plans without leaving the area." Focusing primarily on single family home developments, Snoznik works from a portfolio of established home plans that he has refined over time based on buyer demand, construction efficiency and long-term functionality. "In recent years, I've seen the strongest demand for open concept layouts, first floor owner's suites, larger kitchens, home office space and energy-efficient designs," he added. "My developments are designed to provide buyers with customization options while maintaining neighborhood consistency and overall value." Kistler's Ridge, located in the heart of Penn Township along Route 130, has just six remaining single family homesites offering two-story homes with owner's suites up and down and includes



one level ranch-style home, all starting in the mid- \$600,000s. Even before development began, Summer Grove, Snoznik's newest community, attracted significant interest from homebuyers seeking a new level of luxury and flexibility. Featuring generous homesites, customizable home designs, and beautiful surroundings, the community has quickly become one of the area's most sought-after neighborhoods. The enthusiasm has been evident, with Phase One more than 50 percent sold, underscoring the strong demand for the lifestyle and quality that Summer Grove offers. Located along Sarver Road, Penn Township, the strongest residential growth area in Westmoreland County, Summer Grove sits close to Routes 22 and 66 for easy access to shopping, dining, healthcare and regional employment centers and is just a short trip to the Pittsburgh region. The 73-homesite, single family community is scaled to preserve openness, privacy and long-term value. Streetscapes are open and spacious, architectural styles cohesive yet varied, with the overall layout prioritizing livability

over density. The portfolio of home plans suits a wide range of lifestyles and life stages. Chestnut Lofts, Snoznik's professionally developed, mixed use property is composed of modern residential apartments with flexible ground floor commercial and retail space for easy living. Upper level apartments feature well appointed, private living spaces designed for long-term tenancy in one bedroom/one and a half bathroom spaces with a one car garage, or a two-bedroom, two-bathroom space including a two-car garage located near the Kistler Ridge community. Currently, all apartments have been rented. "In my experience as a local builder, access to schools, healthcare, retail and recreational amenities plays a major role in the success of residential development within Westmoreland County," Snoznik said. "Buyers consistently prioritize convenience, quality school districts, and communities that offer both suburban character and nearby daily services. Penn Township continues to attract interest because it already has much of this infrastructure in place, which supports stable,

long-term residential growth." He continued that Penn Township's local infrastructure has generally supported continued residential growth, with road access, utilities, schools and municipal services keeping pace with development in the area. "Most of my buyers rely on commuting by vehicle, so proximity to Routes 22 and 130 and the Pennsylvania Turnpike remains a major advantage and Penn Township delivers."

Founded in 1980 by Chuck Wiggins, along with his wife, Jeanine, All Star Homes has gained a reputation for quality craftsmanship and personal service across their builds in Westmoreland and Allegheny Counties. Today, Jonathan Proctor, CEO, supported by his wife, Jessica, are carrying on the mission of All Star Builder's, Inc. that shares "we don't just build homes, we build places where families grow, laugh and make memories." And building luxury custom homes was nothing new to Proctor who began his career in construction during his teen years, amassing years of experience in his own family's remodeling business before moving into commercial



Images from Ryan Homes.

“Single-family homes remain the core product, but builders are clearly responding to buyers who want convenience, one level living or a more flexible lifestyle. That variety is important because it allows the market to appeal to families, downsizers and older residents all at the same time.”

and residential projects. He appreciates the richness of building in Westmoreland County, where All Star has long built homes known for their luxury, convenience and architectural details. “We continue to see demand in western Westmoreland County, especially in areas such as North Huntingdon, Murrys ville and Hempfield Township,” he said. “What makes those areas attractive is the combination of suburban space, strong local amenities and convenient access

to Pittsburgh. Buyers are still looking for value, and this area often offers more home for the money than locations closer to the city.” Proctor pointed to continuing development activity, including reports that Hempfield Township could add roughly 300 to 400 homes through projects already underway or in the planning stage. “From a builder’s standpoint, the appeal is the balance of location, livability and long-term market demand.” Most often, he sees the desire for single-family homes, but

gleans a growing interest in lower maintenance options such as patio homes, villas, townhomes and senior oriented communities. “In other words, the mix is broadening,” he explained. “Single-family homes remain the core product, but builders are clearly responding to buyers who want convenience, one level living or a more flexible lifestyle. That variety is important because it allows the market to appeal to families, downsizers and older residents all at the same time.” Among All Star’s builds are

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The Villas at Willow Estate, located in North Huntingdon, and The Villages at Totteridge, nestled in Greensburg's verdant countryside, each offering luxury living, comfort and sophistication. Both communities feature one level living, open floor plans, expansive master suites, custom cabinetry, gas fireplaces, stunning brick and stone exteriors, and premium finishes, to name a few, with some models boasting basement and radiant heated floor options. "The North Huntingdon area is attractive because it offers a strong mix of location, schools and lifestyles," Proctor commented. "It gives buyers suburban space and a family-oriented setting while still keeping them connected to the Pittsburgh region. Here, the focus is primarily on new single-family

homes, along with some lower maintenance options that appeal to a broader range of buyers. Price points in this area generally start in the mid-\$400,000s, moving to the \$2 million and beyond depending on size, layout and finishes." He continued that buyers are looking for practical amenities like first floor owner's suites, open layouts, covered outdoor space and designs that support everyday convenience. "More broadly, we continue to see opportunity not just in North Huntingdon, but across western and central Westmoreland County, where communities with strong access, amenities and school districts remain attractive for future housing growth. Communities supported by strong schools, access to healthcare, and quality

of life amenities are naturally more attractive to families, professionals and retirees. From a builder's perspective, they are a major part of what drives demand and supports long-term housing growth."

Perhaps summarizing the universal appeal inspired by Westmoreland County is this: "What excites me most is that Westmoreland County still offers something that is becoming harder to find in many parts of the region – the ability to create new housing in desirable locations while maintaining the character, affordability, and sense of community that residents value," Jason Corna proffered. "That's a big reason why I remain optimistic about the county's future growth." **NH**



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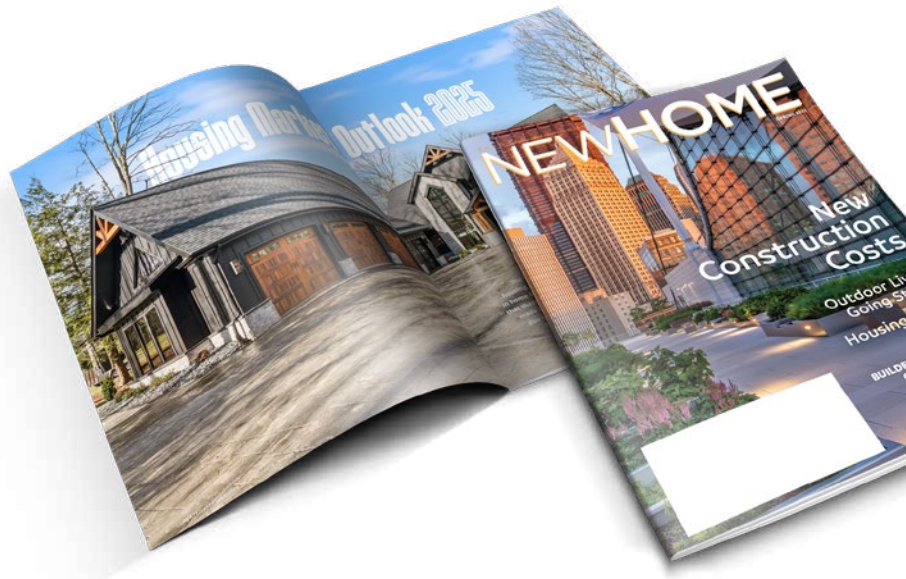
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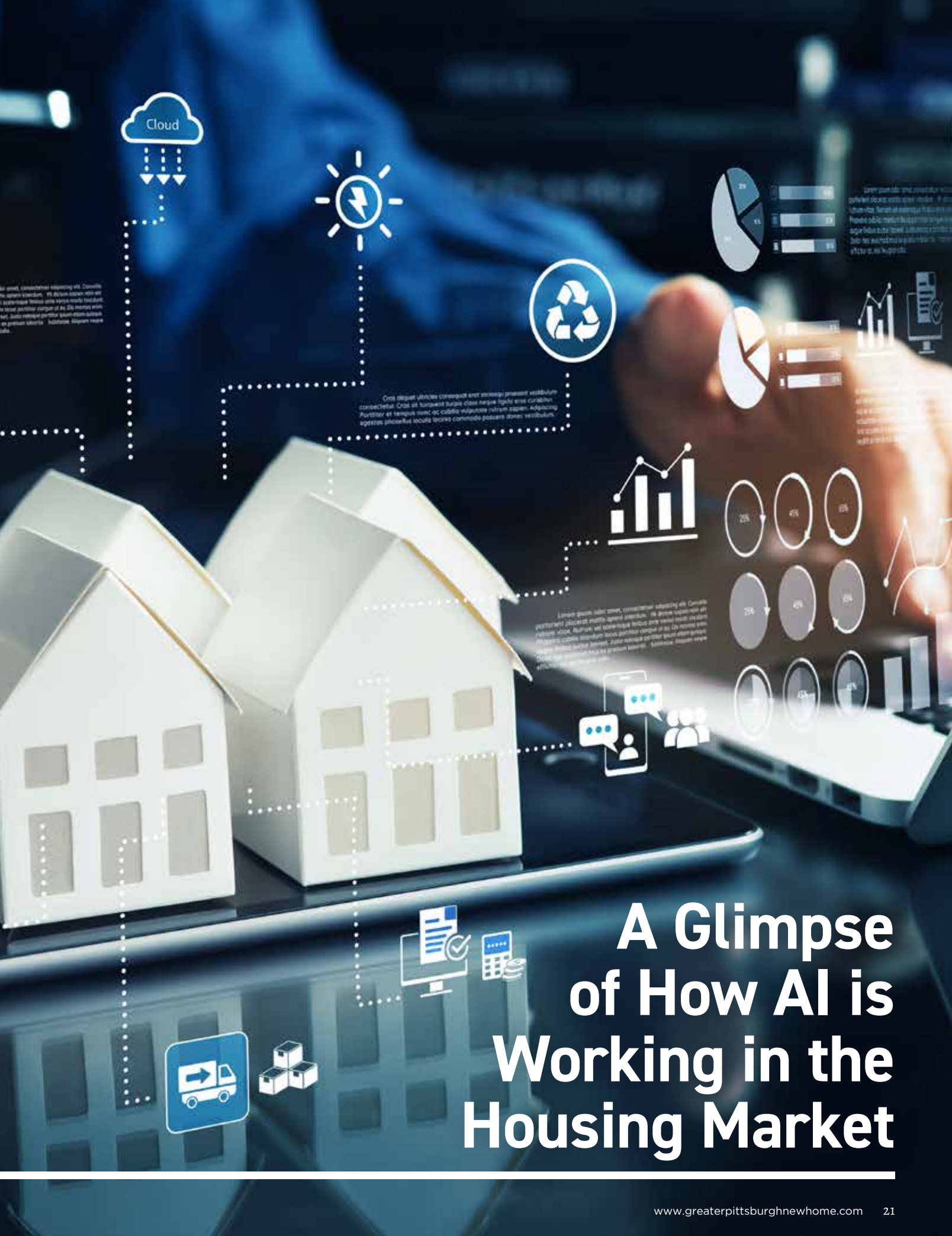
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A Glimpse of How AI is Working in the Housing Market



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The adoption of artificial intelligence (AI) is expanding exponentially throughout daily life, aiding both how we live and work. As the large language model and predictive analytical tools that dominate AI applications are being refined, users are gaining confidence in the results of AI-assisted tasks.

Setting aside concerns about AI's potential for negatively disrupting the economy or replacing human beings, it is already possible to see how that technology can automate many (or most) of the menial tasks associated with a wide spectrum of industries and professions. Chat bots seamlessly handle most of the inquiries about products and services in nearly every industry. Research tools can "scrape" billions of documents and

follow a simple series of prompts to produce a well-written report in minutes that would have taken days of manual effort. Predictive tools can assimilate mountains of data about transactions, patient symptoms, or football plays to more accurately forecast sales, diagnose a disease, or suggest a game plan to attack the Steelers' next opponent.

The housing market is as ripe for improvements through AI adoption as any other industry. The processes by which sellers' market or buyers shop for a home have dozens of repetitive, time-consuming tasks. Critical decisions, like setting the right price for the home, evaluating the credit worthiness of a borrower, or estimating the cost

of construction, are built on a foundation of data from previous sales or projects.

Adoption of AI has been relatively enthusiastic by the real estate industry and more grudging by the construction industry. Buying or selling a home requires research and processing of loads of information and documents, many of which are tediously repetitive. The more successful realtors are often those that gain an information edge. It is logical to use AI tools that enhance and accelerate any information edge. Homebuilding, by contrast, is a more conservative industry. Roughly half of every dollar that a builder spends is for labor at the job site. There are informational and technological edges to be

gained in homebuilding, but there are also greater risks in construction that make the businesses involved in residential construction less likely to be early adopters.

These broad industry characteristics are influencing AI adoption thus far. According to the National Association of Homebuilders (NAHB), the value of AI in residential construction was \$5 billion in 2025, a fraction

of the \$905.2 billion total for new construction last year. By contrast, AI-driven real estate transactions totaled \$226 billion in 2024, according to PwC and the National Association of Realtors (NAR), and is expected to reach \$734 billion in 2028. That would be roughly 40 percent of the total of all residential transactions.

The application of AI in the housing market will almost certainly be widespread by the end of this

decade, probably performing tasks that we are not anticipating today. Looking forward from four years away, there are already numerous activities that AI is currently improving in the buying, selling, and building of homes.

AI in Homebuilding

The 2025 NAHB survey of AI adoption among its homebuilder members got a bit more into the weeds about how the technology was being utilized. While one in five builders claimed to be working with one of the large language model applications, most of the tasks being tried were tied to creative activities or market research. Only five percent of the builders responded that they were using AI for business operations, such as estimating, design, or automated equipment operation.

Lower rates of adoption by homebuilders tracks with the industry's reputation for resistance to change, but perhaps the slower adoption is the result of the technology's perceived irrelevance to the two major problems plaguing residential construction: too few lots and too few skilled workers. But those that are utilizing AI are clear that it is a tool that saves a great deal of time. That is a resource that builders can never have enough of.

One of the most visible applications of AI in home construction is in design. Generative AI tools allow architects and builders to rapidly explore design options based on defined parameters, such as lot dimensions, budget constraints, local building codes, and energy efficiency targets, producing optimized layouts in a fraction

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AI IN THE HOUSING MARKET

of the time required by conventional methods, including computer-aided design (CAD) and building information modeling (BIM). Autodesk, the leading developer of CAD and BIM software, studied recent housing projects and documented savings of half the cost and time when its AI-augmented design tools were utilized.

AI-enhanced design tools can also harness the massive amount of information needed to track project-specific code or energy requirements, test the effects of differing HVAC systems or window selections on the efficiency of the building, or process countless variations in structural or material choices to produce designs that homeowners can easily compare to make critical decisions in real time.

Estimating and project management are two other areas where builders are using AI to enhance performance. The enormous level of detail, combined with enormous amounts of project-specific information, involved in estimating and managing the construction of a new home make those tasks ripe for technology that can learn from each experience. AI further augments the benefits of managing large amounts of data by marrying its communications capabilities. For example, estimators can utilize AI to automatically and quickly verify real-time costs and availability across the entire scope of work just ahead of a client meeting. Project managers can use AI to follow up action items from meetings automatically, and flag those items that remain unresolved before the next meeting.

AI is also being married to hardware to address some of the physical challenges of home construction. Some of these, like robotic workers or self-operating equipment, are solutions of the future. Others, like the use of aerial or fixed site monitoring systems, are improving safety and productivity now.

In the Pittsburgh market, most builders report that AI is being tested, if not integrated into their operations.

Matt Rost, regional market manager at NVR, Inc., the region's largest homebuilder, reports that Ryan Homes and Heartland Custom Homes have only recently begun using AI applications, which are too new to report much in the way of results.



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AI IN THE HOUSING MARKET

"We haven't fully adopted it yet, though we're evaluating where it makes sense. Not quite there yet," says Liam Brennan, vice president at Infinity Custom Homes.

Those builders that are more fully integrating AI into their businesses are effusive in their praise of the benefits.

"We are utilizing and encouraging employees to utilize it in as much as we can. It is a strong tool for research, clerical, and design ideas. It's not a major part of our business, but we are utilizing it more and more each day. I don't have a way to measure it yet, but it saves so much time," says Jeff Costa, president of Costa Custom Homebuilders "We took all of our brochures and marketing materials, all our plans and specs,

all our documents and uploaded them into AI to create a 'Costa bot' that knows everything about all our homes."

Costa gave an example of an AI solution that he would never have expected prior to adopting it. One of his clients, for whom Costa Custom Homebuilders completed a new home a dozen years earlier, called with a major underground plumbing problem. The problem resulted from the use of a copper-to-copper connection that Costa does not regularly use underground. By searching its trove of documents, and relevant documents on the Internet, the AI application found a short-lived requirement by Pennsylvania American Water that was in place when the home was built. The homeowner was

able to resolve the problem and Costa's good reputation with a client remained intact.

"My brother thought he remembered something like that happening in 2010, but it would have taken so much time and trouble to try to find that with Google on our own," Costa says.

"The most interesting use is for rendering," he continues. "If a customer takes a picture of their kitchen, goes to the Internet and finds a table they like, they can ask AI to show their kitchen with that table. They can do the same with a type of trim, or flooring, or whatever. I would have to pay a designer, and it could take a week or two to come up with renderings that we can now come up with in 20 or 30 seconds. Our clients can



come up with an exterior elevation and change colors to see what it would look like.”

“We are using it as a tool for efficiency, research, rendering, document review/compare, among other things,” says Paul Scarmazzi, CEO of Scarmazzi Homes. “The president of our company is very progressive. He’s very focused on what works. He won’t follow shiny objects but as he engages in AI he’s trying to work through how it will be adopted. Some of our people are saying they’re sticking with what they know works and others say they will try it because they get it. Some in the field have adopted it, some are reluctant.”

Scarmazzi hits upon an interesting point. In an industry in which performance is the ultimate measuring stick – did the work get done on time for what was estimated – how much effort should an employer put into forcing adoption? While it seems obvious that AI is saving lots of time and effort, it is difficult to document the savings at this point in the development of the technology.

“I can’t honestly say we have key performance indicators or anything to measure it. Because we have strong leadership, it’s something that’s being embedded and people are being challenged to use AI,” Scarmazzi explains. “We’re using it by department where it’s relevant and we’re challenging them to use it, not dictating it. There aren’t measurable outcomes because it’s not defined yet but it’s a rotation back to the people who are using it to say how are you becoming more efficient, how are you using it?”

“Our land department, for example, is using it to track the correspondence and responses with the planning department,” he continues. “We put a project in the development process and a year later, we’re wondering what changed. AI has the ability to overlay the changes as red lines on prints to understand what is revised. We’re using AI in land meetings to process the output of the notes and assign tasks. I’m not sure how to measure that yet, but it’s hard not to see the effectiveness of it.”

AI in Lending

Banks and other lending institutions have the opportunity to use AI along two main channels to improve performance. One channel is administration, using AI to increase efficiency in how the lender communicates internally and externally, manages data, or performs customer service, for example. The other is specific to its core business of lending, that of processing and underwriting loans.

Both applications of AI would improve a bank’s efficiency and effectiveness, but the potential application of AI to loan underwriting could positively mitigate the lender’s biggest risk: making bad loans. AI can analyze an enormous universe of past loans to determine what factors have the greatest impact on a borrower’s ability to re-pay or to default on a loan.

Banking regulations do not outright prohibit the use of AI in loan underwriting; however, residential lenders are heavily scrutinized by several federal agencies to ensure fair lending

practices. Agencies such as the Consumer Finance Protection Bureau (CFPB), the Federal Reserve Bank, and Office of Comptroller of Currency (OCC) regulate and audit federally-chartered lenders, including banks, to ensure that AI systems comply with existing fair lending, consumer protection, and civil rights laws to prevent algorithmic discrimination or “digital redlining.”

To use AI in underwriting without violating regulations, institutions must meet several core requirements:

- Fair lending and bias mitigation: Algorithms must be constantly tested to ensure they do not create a disparate impact on protected classes.
- Explainability: If an AI denies a loan, lenders cannot provide a generic denial reason. Under the CFPB’s Circular 2023-03, lenders must provide the specific, accurate factors the model considered.
- Model risk management: Federal regulators require lenders to independently validate their underwriting models, document their data sources, and maintain robust human oversight.
- State laws: State-specific rules (such as the Colorado AI Act) are beginning to impose explicit governance, audit, and impact assessment requirements on AI-driven credit decisions.

“I’m far from the expert on AI and how it’s going to integrate in our world, but I hear and see things,” says Mike Henry, senior

vice president at Dollar Bank. “We aren’t currently using AI in our lending process. From an appraisal standpoint it feels like it’s already happening with automated evaluation models. From what I hear, underwriting will be the first area where we can offload some of the work of underwriters into a faster analysis based on the information we have, but I honestly don’t know what that will look like.”

It is the appraisal field that seems ripest for AI adoption. One of the earliest and most mature AI applications in residential real estate is automated property valuation. Automated valuation models (AVMs) use machine learning to analyze historical sales records, property characteristics, neighborhood demographics, school ratings, crime statistics, and current market conditions to produce estimates of value in a few minutes.

While consumer home search portals like Zillow and Redfin have well-earned reputations for questionable price estimates, which are not AVMs, platforms like HouseCanary have elevated the accuracy of these models. HouseCanary’s AVM reports a median absolute percentage error of just 2.8 percent, a level of precision that rivals traditional appraisals. Accurate AVMs reduce the time and cost of appraisals, eliminate certain forms of human bias that have historically infected manual appraisals, and enable quick pricing decisions. The enhanced speed of appraising then enhances the speed of loan processing.

AVMs have significant limitations.

They depend heavily on data quality, and where comparable sales data is sparse accuracy degrades. There are also growing concerns that AVMs trained on historical data may perpetuate patterns of undervaluation in neighborhoods that have historically been underserved by mortgage lending, thereby perpetuating unfair lending practices. But, as more appraisers utilize AI, including the use of AVMs in the preparation of estimates of value, the models will gain reliability. That represents an existential threat for appraisers.

“We create documents, appraisal report documents. AI has been very beneficial in the creation of those documents. It’s great at synthesizing and producing data in a digestible format,” Connor King, certified commercial real estate appraiser at Nicklas King McConahy. “AI is an incredible time saver.”

King adopted AI relatively quickly, opting to try to learn how it could augment his efforts and become informed about the role it could play in changing his profession. He exercises caution about how he shares information, choosing to use versions of AI that do not require that he allows the data to help the model learn. King is not naïve about the possibility that AVMs could replace the appraiser.

“I do think AI could eventually be pretty threatening. The biggest barrier right now is that much of the information you need to produce a credible appraisal is very specific. A firm like ours, with over 25 years’ experience in the direct market, has lots of market-specific knowledge. That’s what separates us from something that

has general knowledge,” he says. “But the bigger the collection of data, the more accurate and, therefore, more credible the opinion of value will be. For now, our reports are still coming from a certified professional. Whoever signs the report is still responsible for the judgement of value and AI can’t do that.”

By the end of the decade, it is possible – if not likely – that AI will be trusted to do the widest scope of tasks that humans perform with expertise, things like disease diagnosis, contract negotiation, or forecasting. At present those adopting AI applications cite benefits that relate to the elimination or reduction of nonessential tasks. While that means that administrative and support jobs will be eliminated, it also means that businesses and professionals will have more time to perform for their customers.

“I believe it will be Skynet someday but, in the meantime, there is still the need for human intervention. You’ll still need to know the answers to the test,” jokes Scarmazzi. “It offers a tremendous opportunity for us to buy back time.” **NH**

The background of the page features several wooden blocks of various sizes and shapes, some of which are stacked to resemble small houses or buildings. The blocks are light-colored wood with visible grain. Some blocks have rectangular cutouts, giving them a window-like appearance. The blocks are arranged in a way that creates a sense of depth, with some in the foreground and others in the background. The overall aesthetic is warm and natural, complementing the title's theme of home construction.

PITTSBURGH'S NEW HOME CONSTRUCTION INDUSTRY NAVIGATES BUILDING THROUGH UNCERTAINTY

For much of the past decade, the Pittsburgh region has quietly become one of the country's most stable housing markets. Unlike the boom-and-bust cycles experienced in many cities across the nation, Western Pennsylvania has maintained a measured pace of residential development.



Today, however, builders are operating in a vastly different environment. Global events, including the conflict involving Iran, fluctuating oil prices, an uncertain economic outlook, elevated interest rates, and ongoing supply chain disruptions, have reshaped nearly every aspect of residential development across the nation.

Builders must now navigate higher material costs, labor shortages, financing challenges, and shifting consumer expectations while seeking to deliver affordable homes in an increasingly expensive construction environment.

Global Conflict Reaches Local Construction Sites

The current impact on the local housing industry continues to fluctuate as the status of the

Iran conflict changes. “When the conflict started, there was a lot more uncertainty,” shares Jeff Costa, founder of Costa Homebuilders. “In January, February, and March of this year, new sales were slower. In April and May, it started picking up. Whether that is related to the conflict or not, I’m not certain, but that is what we’ve seen so far this year.”

The conflict involving Iran may seem geographically distant from Western Pennsylvania, but its effects have reached construction sites across the region. Whenever geopolitical tensions threaten oil production or shipping routes in the Middle East, energy markets react quickly. Higher fuel prices ripple through every stage of residential construction.

Diesel fuels excavation equipment, bulldozers, cranes,

and delivery trucks. Petroleum is also used to manufacture roofing materials, asphalt shingles, insulation products, vinyl siding, plumbing components, and numerous construction chemicals. As transportation costs rise, suppliers pass those increases through the supply chain, eventually affecting the price builders pay for nearly every component used in a new home.

Although oil prices have eased following diplomatic efforts to reduce tensions, builders remain cautious. Construction projects often take six to twelve months from groundbreaking to completion, making it difficult to accurately estimate future costs when global markets remain volatile.

According to recent reports from the National Association of Home Builders (NAHB), construction

CONSTRUCTION UNCERTAINTY

costs remain elevated due to inflation, labor shortages, and higher financing expenses. While lumber prices have moderated from the extraordinary pandemic-era highs, many other building materials, including electrical components, concrete products, insulation, mechanical systems, and specialty finishes, continue to exhibit price volatility.

Financing New Communities Amid Uncertainty

Higher interest rates have affected more than prospective homeowners. They have also increased borrowing costs for builders. Residential developers frequently rely on construction loans, acquisition financing, and revolving credit facilities to purchase land, install infrastructure, and build inventory homes before buyers move in.

As benchmark interest rates have risen over the past two years, carrying those loans has become significantly more expensive. The result has been a more cautious approach to launching new subdivisions.

Some developers have delayed projects until financing conditions improve, while others have reduced the number of speculative homes they build when buyers are not already under contract. Instead, many Pittsburgh builders are emphasizing build-to-order construction, allowing buyers to commit before construction begins and reducing financial risk for the developer. This strategy has become increasingly common throughout Western Pennsylvania as builders attempt to balance demand with financial uncertainty.

However, despite economic uncertainties, Costa remains optimistic. "Interest rates are a tad



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higher than they were before the conflict; however, they're not higher than last year, and people seem to want to get in before things get higher. Our buyers lock in a rate before we begin building."

Material Costs Continue to Challenge Builders

Although lumber prices have stabilized compared with the dramatic spikes experienced during the pandemic, many other construction materials remain significantly more expensive than they were just a few years ago.

Concrete, drywall, roofing materials, windows, engineered wood products, HVAC equipment, electrical panels, plumbing fixtures, and insulation have all experienced varying degrees of price inflation. In addition, ongoing global supply-chain adjustments continue to affect the availability of specialty products and imported building components.

The conflict in Iran has added another layer of uncertainty because energy prices influence nearly every stage of manufacturing and transportation. Petroleum products are used not only to fuel heavy equipment but also to manufacture numerous construction materials, including asphalt shingles, vinyl siding, PVC piping, insulation, and synthetic flooring products.

Builders say price volatility has become almost as challenging as price increases themselves. Quoting the cost of a home several months before construction begins requires estimating future material expenses, fuel costs, and subcontractor availability.

Tariffs Add Another Variable

International trade policy has become another factor influencing residential construction. Tariffs on imported steel, aluminum, and other construction-related products have increased costs for certain building components, while uncertainty surrounding future trade agreements has complicated purchasing decisions for suppliers and manufacturers.

Although many materials used in residential construction are produced domestically, builders rely on global supply chains for products ranging from lighting fixtures and appliances to cabinetry hardware, engineered flooring, and specialized mechanical equipment.

When combined with higher transportation expenses and inflation, tariffs have contributed to an environment in which cost forecasting remains difficult.

For Pittsburgh builders, whose profit margins are often narrower than those in rapidly appreciating housing markets, managing these cost pressures requires careful planning and disciplined budgeting.

Technology Is Improving Efficiency

Even as costs rise, builders are finding new ways to improve efficiency through technology. Digital project management platforms now allow contractors, subcontractors, and suppliers to coordinate schedules in real time, reducing delays and improving communication.

Drone technology is increasingly used for site surveys, progress monitoring, and marketing, while

advanced estimating software helps builders update project budgets as material prices change.

Many companies are also embracing Building Information Modeling (BIM), which enables architects, engineers, and contractors to identify design conflicts before construction begins. This reduces costly change orders and improves overall project coordination.

Energy modeling software has become another valuable tool, allowing builders to demonstrate the long-term operating savings associated with high-performance homes.

These technological investments cannot eliminate labor shortages or rising material costs, but they help improve productivity and reduce waste throughout the construction process.

Sustainability Is Becoming Standard

Environmental considerations are playing an increasingly important role in residential construction throughout Western Pennsylvania.

Today's buyers expect homes that are not only attractive but also efficient and durable. Builders are responding with improved insulation systems, tighter building envelopes, high-efficiency heating and cooling equipment, low-maintenance exterior materials, and smart-home technologies that help homeowners monitor and reduce energy consumption.

Many new communities are also incorporating stormwater management systems, preserved green space, native landscaping, and pedestrian-friendly design

elements that support long-term sustainability.

While these features may increase upfront construction costs, builders say buyers increasingly recognize the value of lower operating expenses and reduced maintenance over the life of the home.

Incentives Replace Price Reductions

Rather than significantly reducing base prices, many builders are competing through incentives.

Mortgage-rate buydowns, contributions toward closing costs, free design upgrades, and appliance packages have become common marketing tools as builders work to offset affordability concerns created by higher borrowing costs.

Some builders are also offering flexible financing options through

affiliated mortgage companies, enabling qualified buyers to secure below-market introductory interest rates.

These incentives often prove more effective than direct price reductions because they lower monthly payments while preserving overall home values within a community.

Industry analysts expect builders to continue using incentive-based marketing as long as mortgage rates remain elevated.

New Construction Is Growing

Although Pittsburgh is not experiencing the explosive residential expansion seen in other markets across the country, several suburban communities continue to attract significant new-home development. Builders are concentrating projects in municipalities where available

land, expanding infrastructure and strong school districts create favorable conditions for long-term growth.

The Pittsburgh region has never been defined by rapid expansion. Paul Scarmozzi, CEO at Scarmozzi Homes, notes that the Pittsburgh area generally offers greater stability in the housing industry than other areas. "Pittsburgh does not boom or bust; it tends to remain steady. That stability comes from roughly 3,000 new-home starts per year, reflecting the region's limited population growth. With slower job and population growth, Pittsburgh does not see the kind of housing boom happening in markets like Austin, Texas."

Communities including Cranberry Township, South Fayette Township, Peters Township, North Strabane Township, Moon



Township, Robinson Township, and portions of Butler, Washington, and Westmoreland counties continue to see the greatest concentration of new residential neighborhoods. These areas appeal to buyers seeking larger homesites, newer schools, shorter commutes to employment centers, and access to shopping and recreation.

Many developments now include a mix of single-family homes, townhomes, and maintenance-free communities to serve a broad range of buyers. Developers are also adding walking trails, green spaces, clubhouses, and recreational amenities, recognizing that today's buyers want lifestyle features as well as square footage.

Looking Toward 2027 With Optimism

Despite the challenges facing residential construction today, the long-term outlook for new-home development in the Pittsburgh region remains encouraging.

Western Pennsylvania continues to benefit from a diversified economy anchored by healthcare, higher education, robotics, advanced manufacturing, financial services, and energy. Continued investment by major employers supports population stability and creates ongoing demand for quality housing.

Infrastructure improvements, redevelopment initiatives, and the expansion of suburban communities are expected to generate additional opportunities for residential development over the next several years.

Much will depend on broader economic conditions. If inflation continues to moderate and geopolitical tensions ease, builders could benefit from lower financing costs, greater stability in material prices, and renewed consumer confidence.

Conversely, renewed international instability or prolonged inflation could keep construction costs elevated and delay some planned developments. However, most area builders expect measured, sustainable growth consistent with the region's historical pattern.

Building for the Future

Homebuilders today face an unusually complex combination of global geopolitical uncertainty, elevated financing costs, labor shortages, material price volatility, and evolving buyer expectations. Yet the industry continues to respond with innovation, careful financial management, and a renewed focus on efficiency.

"I think some potential buyers delay purchasing decisions, but there are a lot of market dynamics involved," says Scarmazzi. "It's all been a big bundle of soup mixed up, and I don't see it as any dramatic shift one way or the other, despite the status of the Iran war, geopolitics, and other uncertainties."

New-home construction remains essential to the region's long-term economic health. Beyond providing housing for growing families and relocating professionals, residential development supports thousands of jobs across construction,

engineering, architecture, manufacturing, transportation, finance, and real estate.

"Inflation definitely has a psychological impact on people, which may cause some slowdown in the building industry, but when we're dealing with empty nesters and retirees, they're not necessarily worried about mortgage rates," says Scarmazzi. "From a homebuilding material standpoint, we've managed reasonable increases, and it's not out of control."

The road ahead may not be free of obstacles, but Pittsburgh's homebuilding industry has demonstrated time and again that it knows how to build through uncertainty.

"The biggest positive may be that our customer is buying a home because they want a specific house or a special lot, not because they're trying to perfectly time the interest rate," explains Costa. "I think that our business sometimes is just tied to certain trends our customers are interested in. It's not tied to the mortgage rates and inflation. Some people will buy real estate as a safe place because it's been pretty stable over the years. Even if there are geopolitical and other uncertainties, real estate does win sometimes." **NH**



THE RESERVE AT FOXFIELD

From Farmette to Retirement-ready

The property sat quietly for years behind a few rows of houses in Hempfield Township, Westmoreland County. It was a gently rolling farmette where the owners kept horses and sheep, a remnant of an earlier agricultural era tucked improbably close to one of Western Pennsylvania's busiest commercial corridors.



When the team at KACIN Companies first walked the land, they recognized it immediately. The flat terrain, the proximity to Route 30, the sense of hidden serenity within minutes of every convenience the Greensburg corridor could offer. For a builder that has spent more than six decades crafting upscale homes across the Pittsburgh region, this was precisely the kind of site worth waiting for.

Now that farmette is becoming The Reserve at Foxfield, a 41-home duplex and carriage-style community aimed squarely at the buyers KACIN knows best: empty nesters, retirees and anyone ready to trade the demands of a sprawling property for a thoughtfully designed home that doesn't compromise on quality or customization. The company recently broke ground on its model homes after securing permits. Six lots have already sold, with remaining sales rolled out gradually, largely through word of mouth.

"I typically don't have to convince our buyers," said Jason Corna, vice

president of KACIN Companies. "They've thought about this for months or years and are just waiting for the right opportunity."

That level of buyer conviction is not accidental. It's the product of a reputation built over more than 60 years of consistent, quality-driven construction — and a clear-eyed understanding of what one specific kind of buyer is looking for at a particular moment in life.

A Builder with Deep Pittsburgh Roots

KACIN Companies was founded in 1960 by A. Richard Kacin and has spent more than half a century building upscale homes and communities across Western Pennsylvania. The company has constructed more than 1,500 homes, a figure that reflects longevity and a consistent demand for what the KACIN name represents. Quality has been central to the mission since day one. Corna says the company continues to build to the same standard — or better — than its founder established.

Over the past 10 to 15 years, KACIN's community development work has increasingly centered on one demographic. As the style of home and the needs of the market evolved, the company evolved with it, moving away from the large custom homes that defined their earlier decades toward planned communities designed specifically for empty nesters, retirees, and homeowners looking to downsize. The transition was not a departure from the company's identity so much as an extension of it, applying the same commitment to craftsmanship to a format that serves a growing segment of the Western Pennsylvania population.

Edgewater at Oakmont in Allegheny County, developed on a former steel mill site, became a walkable traditional neighborhood community that drew buyers seeking an urban-adjacent lifestyle with architectural cohesion and convenient access to the Oakmont business district. North Meadow at Washington Township in Westmoreland County followed, expanding the company's reach into a new county while staying true to the downsizer and empty-nester focus. Hillstone Village at Murrysville, in Westmoreland County, is perhaps the closest analog to what is being built at Foxfield, and Corna points to it as proof of concept for the model.

"Hillstone Village is an extremely successful community," Corna said. "It's comparable to what we'll be building at Foxfield."

Why Hempfield, Why Now

The decision to return to the Greensburg and Hempfield area was deliberate. KACIN had been

looking to re-enter the submarket for some time before the Foxfield site came to their attention through a mutual contact. Once they walked the land, the decision came quickly.

The site's physical character was a significant factor. Because the former farmette was gently rolling and largely flat, the development team didn't need to dramatically alter the topography. That translated to cleaner construction and preserved the natural feel of the property. The team undertook infrastructure work to bring public utilities to the area, but the underlying site conditions were favorable in ways that more complicated parcels rarely are.

Location is the other half of the equation. Foxfield sits within two miles of Route 30, one of Western Pennsylvania's most-traveled corridors. It connects residents quickly to Greensburg's restaurants, retail shops, Westmoreland Mall and the Hollywood Casino at The Meadows. The University of Pittsburgh at Greensburg is nearby, as is a range of medical facilities and professional services. Hempfield Township is also in the process of developing a large public park that will add recreational value to the immediate area in the years ahead.

For buyers who have spent decades in the same county and are reluctant to leave their social networks, the location offers the best of two outcomes. They can downsize the property and the maintenance burden without downsizing their connection to the community they know. That calculus is central to how KACIN positions the development, and it

resonates with buyers who have already done the math.

"Most of our customers come from within the county, typically within a 10-mile radius," Corna said. "Many are looking to downsize, while others are looking to right-size. They don't want the increase in maintenance and upkeep."

Township officials say Hempfield has long positioned itself as a hub for central Westmoreland County, and that Foxfield fits squarely into a broader vision for the community's future. Matthew Pernelli, planning manager for Hempfield Township, points to the area's lower cost of living, central location and convenient access to employment, shopping and recreation as factors that have made it consistently attractive to residents at every stage of life.

"Hempfield Township has been a hub in central Westmoreland County for decades, providing convenient and centralized

opportunities for our residents to work, shop, recreate and live," Pernelli said. "Long-term, the Township wishes to see our residents have a safe place to live. The Foxfield development provides such opportunities."

Pernelli notes the development will deliver 41 units of housing for residents who wish to age in place — and who will remain active contributors to the local economy. He also points to Founders Park, a new township park located less than five miles from the Reserve at Foxfield, as one of the area amenities that will be within easy reach of future residents.

Designed for the Way People Live

The floor plans at the Reserve at Foxfield reflect years of listening to what buyers in this demographic want from a home. The living areas — great room, dining room and kitchen — flow together in an open configuration suited to entertaining and everyday

THE ASHTON



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at foxfield

gathering. The bedroom wings are separated, with the primary suite on one side of the home and additional bedrooms on the other. That split creates genuine privacy in a single-story design without sacrificing the communal warmth of the shared spaces.

Two-story models are available as well, designed with en-suite configurations that work well for multigenerational households, visiting adult children or guests who want their own space. Whether a buyer is purchasing a 1,900-square-foot ranch or a sprawling 5,000-square-foot custom build on one of the larger home sites, the design philosophy remains open where life happens, private where rest matters.

"The floor plans allow privacy for the bedroom areas but open, communal space for the living areas," Corna said.

That range in home size and custom options are important to

understanding what separates Foxfield from production-builder alternatives in the region. This isn't a development where every floorplan looks like its neighbor. KACIN works with buyers to configure room layouts, add three- or four-season rooms and modify plans in ways that suit individual lifestyles. The company describes its approach as fully customizable, with no preset packages constraining what a buyer can request. "If you can picture it, we can pretty much build it," said Corna.

Premium Materials, Trusted Local Partners

KACIN's material standards at Foxfield reflect the same priorities the company has maintained since its founding. On the exterior, the homes feature Andersen 400 Series windows, James Hardie fiber-cement siding, GAF shingles and concrete walkways and driveways. These are not entry-level products. They are chosen for durability and low maintenance over time, a priority that aligns directly with the

lifestyle the community is designed to support, Corna said.

On the interior, buyers work with a curated network of local suppliers to select finishes that reflect their tastes. Manor House Kitchens and Bathrooms handles cabinetry and fixture selections. Vangura supplies and installs all countertops. Rusmur Flooring manages floor finishes. The Lighting Gallery in Greensburg provides lighting choices. APR Supply handles plumbing fixtures. Each supplier operates a physical showroom, giving buyers a hands-on selection experience that contrasts sharply with the swatch-from-a-binder approach common at larger production builders, said Corna. Buyers are encouraged to visit the showrooms, take their time and choose materials that will feel right in their home for years to come.

The HOA at the Reserve at Foxfield covers lawn maintenance and snow removal, reinforcing the lock-and-leave lifestyle the community is designed to support. KACIN made a deliberate decision to keep HOA fees manageable by forgoing a clubhouse or swimming pool, choosing instead to invest in a central pond and a sidewalk network throughout the neighborhood. The result is a community with genuine outdoor appeal and a monthly cost that doesn't strain retirement budgets.

"Many of our buyers have second homes or travel," he said. "They love the idea they can lock the door and leave, and their home will be in the same state when they return."

A Market that Keeps Growing

The demographics driving demand for communities like Foxfield

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are not difficult to identify. Baby Boomers in Western Pennsylvania are aging into the right-sizing moment. Many are holding significant equity in homes they no longer need or want to maintain. Their financial profile also sets them apart from younger buyers navigating a challenging mortgage market.

“We find that our demographic doesn’t typically rely as heavily on a mortgage as younger buyers,” Corna said. “They typically rely on cash or are only financing a small portion.”

That financial independence means the rising interest rates that have rattled first-time buyers across the country in recent years have had a more muted effect on this segment. Demand for high-quality, maintenance-free homes in desirable locations remains durable. Corna says the depth of the buyer pipeline at Foxfield reflects that reality. The inquiries that led to the first six sales came largely through the KACIN name and referrals from past buyers, a testament to the kind of loyalty that accrues to a builder with a 60-plus year track record.

Corna notes that while other developers have entered the Westmoreland County patio-home market, KACIN’s reputation for quality and its willingness to customize are points of genuine differentiation. The company doesn’t focus on competing on price or speed. It competes on the depth of the buyer relationship and the caliber of the finished product.

“There are other developments in the area with similar-style homes, but they don’t offer the quality and customization that we do,” he said.



The arrival of new housing at this scale has also prompted a closer look at the surrounding infrastructure. Pernelli says Foxfield has created an opening for the township and county to work together on the roads and pedestrian corridors that will serve a growing population. He points to a joint study with Westmoreland County focused on the Mount Pleasant Road corridor as one direct result.

“This is a corridor we anticipate will need improvements to support efficient vehicular movement and pedestrian safety as a result of continued development — not only from this project, but from other housing developments within a few-mile radius of this roadway,” Pernelli said.

As with most new developments, Foxfield drew some initial resistance from neighboring residents. Pernelli says KACIN Companies has worked to address

those concerns and earn goodwill in the surrounding community. “The developer has gone above and beyond to address many concerns and to be a good neighbor,” he said.

Pernelli says the township expects Foxfield to be the first of more projects aimed at an aging population, and that such communities serve the broader housing market in ways that extend beyond their immediate residents. As older residents move into right-sized communities, their larger homes become available for first-time buyers or families looking for more space — a dynamic that helps address housing needs across multiple generations.

“It is the goal of the Township to provide housing for all of our residents, not just our 55-plus community,” Pernelli said. “These communities provide an opportunity for the existing housing stock to

become available for those looking for their first homes, or those looking to upsize as older residents transition into communities such as the Reserve at Foxfield.”

What's Next

With model home construction underway and lot deposits flowing in, The Reserve at Foxfield is moving from concept to community. The 41-home site will grow incrementally, with KACIN working through its pipeline of interested buyers methodically rather than rushing to fill lots. Corna expects construction to begin on the first buyer homes within the coming months. The model homes will give prospective buyers a tangible sense of the space, the finishes and the feel of life at Foxfield.

Looking beyond Foxfield, the company is already in early conversations about a second property with characteristics like the Hempfield site. Opportunities arrive regularly — KACIN receives inquiries on a weekly basis — and the team evaluates each one carefully before committing. Some are ruled out quickly. Others, like Foxfield, take time to develop into something worth building.

What hasn't changed across six decades, multiple communities and generations of leadership is the foundational principle A. Richard Kacin established at the company's start. Quality is non-negotiable. The style of home has shifted. The target buyer has come into sharper focus. The approach to serving customers has grown

more refined with experience. But the standard of craftsmanship that Western Pennsylvania buyers have come to associate with the KACIN name remains the constant.

For the buyers quietly researching their options, driving past Hillstone Village, talking to neighbors who built at North Meadow or Edgewater, The Reserve at Foxfield represents the next chapter they've been planning. The land is ready. The permits are in hand. The builder has been doing this for more than 60 years. The only thing left is to choose a lot. **NH**

For more information about the Reserve at Foxfield or other KACIN communities, visit kacin.com.



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R.A. SNOZNIK CUSTOM HOMES

BUILDER PROFILE

Ray Snoznik's strong work ethic and drive began at an early age. As a teenager, he spent his time mowing lawns and helping neighbors with repairs and odd jobs. His father offered him his old pickup truck and he started a framing crew, laying the foundation for what would become a lifelong career in home building.



Since starting his own company—R. A. Snoznik Custom Homes—45 years ago, Snoznik has never looked back. His passion and drive for the building industry are reflected in the quality of his work. Now considered East Pittsburgh’s highest ranked and most reviewed homebuilder, he is currently focused on building homes in his own developments in Westmoreland County: The Village on Kistler Ridge and Summer Grove (named after the Snoznik’s beloved dog), both in Penn Township.

“In addition to our exclusive developments, we do consider select offsite building opportunities,” noted Kelly Snoznik, who works alongside her husband

in the business. “We’re intentional about the projects we accept, so we can maintain the quality, experience, and level of service for which our company is known.”

What Makes an R.A. Snoznik Home Special?

For more than four decades, R.A. Snoznik Homes has built its reputation one home at a time. Many of the company’s new clients come through referrals from satisfied homeowners, while others are drawn in after seeing the quality and craftsmanship of an R.A. Snoznik home firsthand.

“We receive a tremendous amount of word-of-mouth business,” said Kelly Snoznik. “It’s not uncommon for me to meet someone and

later discover we built a home for a friend, family member, or coworker of theirs. After 45 years in the industry, most people know someone who has built with us.”

That lasting network of homeowners is a testament to the company’s commitment to quality construction, personalized service, and building homes that families are proud to call their own.

Carolyn Confer is one of those people. The company was recommended to her by a friend when her family moved from outside of Pittsburgh to Jeannette, PA.

“We were trying to get into a new house before our daughter started school; we wanted to move out to the suburbs, and the house

we chose was a spec home that they were building in The Village on Kistler Ridge,” she explained of the four-bedroom, 3.5-bathroom, single-family home.

“They showed us different models, but the spec home was available sooner and we were on a tight timeline,” she added. “They talked to us about our budget, the timeline, and what we wanted, and they made really helpful recommendations. It was nice.”

Joan Olszewski’s sister-in-law saw an advertisement when R.A. Snoznik began building at Kistler Ridge and recommended that the family contact the company.

“We met with Ray, and we were impressed,” said Olszewski. “We were debating between Ray and another builder, and we found Ray easier to work with. He’s a very down-to-earth guy, and he’s easy to talk to. His wife, Kelly, is part of his team, and she’s super helpful.

“My husband was working out of town for six months, so Ray met with us on Sundays because he knew my husband’s situation,” she added. “He’s very flexible.”

According to Kelly Snoznik, while R.A. Snoznik Homes offers a portfolio of thoughtfully designed floorplans, every home can be tailored to meet a homeowner’s lifestyle and preferences.

“Our floorplans are designed with the neighborhood in mind,” said Snoznik. “We want each home to complement the community as a whole. If you introduce a floorplan that doesn’t fit the character of the neighborhood, it can affect the overall look and feel.”

She notes that today’s buyers continue to seek open-concept living spaces, spacious kitchens, first-floor owner’s suites, dedicated home offices and energy-efficient features. R.A. Snoznik Homes works closely with clients to personalize their homes while maintaining the architectural consistency that helps preserve the value and appeal of the community.

“We give our clients the flexibility to make their home their own,” Kelly Snoznik added, “while ensuring that the neighborhood retains the quality and character that attracted them there in the first place.”

The appeal of R.A. Snoznik Homes extends well beyond traditional residential developments. Best known for its custom and semi-custom single-family homes, the company has also adapted thoughtfully designed floorplans to fit unique homesites throughout the region.

“We recently completed a home in Fox Chapel on the last remaining lot in an established neighborhood,” said Kelly Snoznik. “The property had some challenging topography, but the homeowners loved one of our floorplans, and they chose to build there rather than compromise on the design they wanted.”

That same flexibility has also helped the company expand into select commercial and multifamily projects. One recent example is Chestnut Lofts in Penn Township, a mixed-use development featuring three commercial spaces on the ground floor with five luxury apartments above.

“The apartments are all brand new and include private garages and beautiful views of the surrounding area,” said Kelly Snoznik. “It’s a charming location, and the units leased very quickly. Residents also have access to community amenities, including pickleball courts that are nearing completion.”

Trust the Process

Having built more than 900 homes, the company knows what works and what doesn’t. For this reason, they walk clients through a five-step process that includes the following:

- **Pick Your Plan:** Prospective homebuyers tour model and other available homes to find a layout that fits their lifestyle. This tour focuses on function behind the plan designs.
- **Review Your Budget.** Buyers will meet with R.A. Snoznik’s preferred lenders to review their best available programs to help them achieve a comfortable monthly payment. Cash payment and construction financing options are available.
- **Reserve Your Homesite.** Buyers pay a \$5,000 refundable, 10-day lot reservation deposit to lock in their lot choice while finalizing home plan pricing details.
- **Finalize Your Home and Pricing.** Buyers walk through the plan and included features in detail and the company reviews option pricing with full transparency. Clients receive a fixed, itemized final price with no allowances or surprises.

- **Purchase Agreement.** Buyers undergo a final review and sign an agreement with final terms. Lot closing and/or construction loans are scheduled, and construction begins within 30 days. The current build timeline is between 8-12 months, and everything is clearly defined before construction begins.

“We had never built a house before, so we didn’t know what to do,” said Confer. “They walked us through every step really nicely, and if we got lost on something, they made great suggestions to help us through it.”

Customization is Key

While certain features come standard—such as energy-efficient insulation and high-quality construction—homeowners have plenty of opportunities to personalize their homes.

“We offer up-to-date selections for cabinetry, flooring, and countertops, allowing homeowners to create a space that reflects their personal style,” said Kelly Snoznik. “From kitchen finishes to lighting selections, buyers can tailor their home to fit their lifestyle and design preferences.

“Lighting is often where homeowners like to make a statement,” she added. “Many view it as the jewelry of the home. Ultimately, it comes down to creating a home that feels uniquely theirs.”

The Family Touch

One of the things that the Confers liked most about working with R.A. Snoznik Custom Homes was the fact that both Ray and Kelly were available to help whenever needed.

“Even though Ray is the owner, he took the time to be with us and

to show us around,” said Confer, adding that Ray’s brother works on the homes as well. “Kelly is always available and when you call her, she gets right back to you. She really wants you to be comfortable and have a place that’s a good fit.

“I had everyone’s cellphone numbers and emails, and I could always get ahold of them if I needed something or had any questions,” she added.

Confer also appreciates that the company is involved in the community and helps to support the areas in which it builds. When she began working with her daughter’s school, Confer decided to redo the teacher’s lounge, and the Snozniks bought a couch for the room.

“Kelly even came into the school when I was redoing the lounge and helped me move tables around,” said Confer, adding that the year



before, the company had provided funds for a coffee cart. “They are very involved in the community, and very family oriented—they are just nice people.

“I could flag them down on the side of the street and talk to them about whatever we need,” she added. “It really seems that they care about you having the right fit and being happy with your home.”

Olszewski was so happy with R.A. Snoznik’s work on her first home that her family is using the company to build their second home now. They bought their first home after moving from Alabama back to Pennsylvania in 2020, and as empty-nesters, were looking to downsize to a patio home.

“We found a couple of choices that we liked in this area, but the homes that Ray builds have really nice interiors and you can customize things so that they are not so

cookie-cutter,” said Olzewski. “While we liked our patio home, we decided that it was too small now that we’ve got grandchildren, so we decided to build a home with him in Summer Grove, one of his newer developments.”

The Olszewski’s new two-story home will feature four bedrooms and a walk-out basement and provide the room they need for a growing family. Framing began in June, and the home is expected to be completed in nine to 12 months.

“This will be our seventh home, and one of the things we like most is that even though you choose from roughly eight floor plans, unlike other builders who make you stick with the basics, Ray is very agreeable to making individual changes to suit your needs,” Olszewski said.

She added that she is very pleased with the design of her new home,

which features a “really pretty” family room, vaulted ceilings, a large deck with fireplace, a bar/media area and a walk-out basement.

“Ray is also building a sauna for us and creating wine storage,” she said. “He’s really willing to work with any suggestions you have, especially when it provides more customization. While you can find other reasonably priced homes, you can’t always get this level of custom design.

“I feel like going into this house, we’re getting our money’s worth,” she added, noting that she and her husband are very happy with Snoznik’s pricing. “And communication has been great. I don’t think that there’s one time that I’ve sent a message that they haven’t replied in a good timeframe.” **NH**



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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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www.PitellHomes.com
sales@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!



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.





Ryan Homes

One Penn Center West, Suite 300
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.



Scarmazzi Homes

127 Adams Avenue,
Canonsburg, PA 15317
724-223-1844
www.ScarmazziHomes.com
sales@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!



Schumacher Homes

500 Greengate Centre Cir., Greensburg PA 15601
Scott Lantz
412.455.5516
www.schumacherhomes.com

Visit our state-of-the-art design studio conveniently located in Greensburg, PA. Experience the ultimate in one-stop shopping for everything in your custom home. We build on lots in counties in the southwestern region of Pennsylvania.

We work with the best architects across the country to deliver the latest in design, giving you the freedom to make changes. Not just choosing finishes, but shifting walls, adding rooms, truly customizing every detail from the ground up. We guide you through the entire process from lot prep to final touches. With a range of styles, sizes and floorplans and options to choose from, it's easier to design a dream home that feels like your own from the start.



R. A. Snoznik Construction, Inc.

4455 Old William Penn Highway
Murrysville, PA 15668
T: 724-385-1231
www.rasnoznikcustomhomes.com
Kelly Snoznik, Sales Manager/New Home Concierge
info@rasnoznik.net

For more than 40 years, Ray Snoznik has been adding to an extensive resume of custom built, single family homes constructed in Armstrong, Allegheny, Butler, Washington and predominantly Westmoreland counties. Featuring "Open Concept Floor Plans with Fresh, Innovative Designs" following the five core components of the exclusive Values That Matter home plan collection of Livability, Aesthetics, Sustainability, Affordability and Functionality.

Ray offers personal service throughout construction to ensure client satisfaction and quality craftsmanship, with the goal of exceeding client expectations and a finely crafted custom home.

Accolades include numerous BAMP Housing Excellence Awards, 15+ years Pittsburgh Business Times Top 20 Home Builders and features in many Pittsburgh building publications..



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, founded in 1987 by a Navy Veteran, is a boutique home builder, proudly building Custom Homes. 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.



Traditions of America

268 Freedom Lane
Allison Park, PA 15101
412-245-9066
<https://traditionsofamerica.com/>

Certain things bear repeating. **55+ is all we do.** With over 6,000 homes sold, our singular focus is – and has always been – improving the lives of 55+ homebuyers. Our communities are crafted to maximize the Live Better lifestyle. We achieve this by delivering superior home value and resort-style amenities in the BEST locations. Gorgeous clubhouses with built-in social calendars are the hallmarks of every Traditions of America community. Couple that with low-maintenance homes, and you have the foundation for truly Living Better. There's a reason we are a two-time winner of the National 55+ Builder of the Year, the highest honor awarded by the National Association of Home Builders. We are proud to be recognized **for being the best at what we do.**



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 - 50
Allegheny County - 50
Beaver County - 52
Butler County - 52
Washington County - 54
Westmoreland County - 55

CITY OF PITTSBURGH

Grandview Heights

Mt. Washington
Townhomes
Priced from: \$1,080,000
School district: City of Pittsburgh
Agency: Infinity Custom Homes
724-553-1008
buildinfinityhomes.com

Industrial Commons

Lawrenceville
Condominiums
Priced from: High \$200's
School district: City of Pittsburgh
Agency: Howard Hanna Real Estate Services
412-969-2276
newhomes.howardhanna.com

ALLEGHENY COUNTY

The Abbey

Imperial
Single-family homes
Priced from: Mid \$400's
School district: West Allegheny
Agency: D R Horton
412-336-3635
DRHorton.com

The Abbey

Imperial
Single-family homes
Priced from: TBD - Coming in 2025
School district: West Allegheny
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Amalfi Ridge

Oakdale
Single-family homes
Priced from: \$440's
School district: Chartiers Valley
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Autumn Grove

Marshall Township
Traditional single-family/main-level owner's suite
Priced from: \$1,049,900
School District: North Allegheny
Agency: Berkshire Hathaway Homeservices The Preferred Realty
724-591-0928
thepreferreddrealty.com

Autumn Ridge

Marshall Township
Traditional single-family/main-level owner's suite
School District: North Allegheny
Agency: Eddy Homes
888-805-3339
EddyHomes.com

Blackstone

North Fayette
Single-family and townhomes
Priced from: Low \$300s
School district: West Allegheny
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

The Bliss

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

The Cascades

O'Hara Township
School district: Fox Chapel
Agency: Howard Hanna Real Estate Services
412-818-3578
newhomes.howardhanna.com

Castors' Farm

Jefferson Hills
Single-family luxury homes
Priced from: Low \$900,000
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 \$900,000
School district: West Jefferson Hills
Agency: Costa Homebuilders
412-384-8170
www.costahomebuilders.com

Chapel Harbor at the Water

O'Hara Township
Single-family luxury homes
Priced from: High \$1,150,000
School district: Fox Chapel
Agency: Costa Homebuilders
412-384-8170
costahomebuilders.com

Cherry Meadows

Scott Township
Single-family homes
Priced from: Mid \$400s
School district: Chartiers Valley
Agency: D R Horton
412-336-3635
DRHorton.com

Cimarron

Moon Township
Single-family homes
Priced from: \$470's
School district: Moon Area
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Clever Road Estates

McKees Rocks
Single-family homes
Priced from: \$360's
School district: Montour
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

The Courtyards at Hidden Falls

Indiana Township
Single-family courtyard homes
Priced from: \$800's
School district: Fox Chapel
Agency: Weaver Homes
724-384-7910
weaverhomes.com

Creskide Meadows

Collier
Single-family homes
Priced from: \$420's
School district: Chartiers Valley
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Deerfield Estates

Sewickley
Single-family homes
Priced from: \$510's
School district: North Allegheny
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Deerfield Ridge

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

Elk Ridge

Moon Township
Townhomes
Priced from: Low \$300s
School district: Moon Area
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Fair Acres

Upper St. Clair
Single-family luxury homes
Priced from: \$1,200,000
School district: Upper St. Clair
Agency: Costa Homebuilders
412-384-8170
costahomebuilders.com

Fayette Farms Ranch Homes

North Fayette
Ranch Homes
Priced from: Upper \$300's
School District: West Allegheny
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Field Brook Farms

Richland Township
Single-family homes
School district: Pine-Richland
Agency: Howard Hanna Real Estate Services
724-316-8556
newhomes.howardhanna.com

Freeport Greene

Marshall Township
Townhomes
Priced from: Low \$500's
School district: North Allegheny
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Harmony Reserve

Town of McCandless
Single-family homes
Priced from: High \$500s
School District: North Allegheny
Agency: Pitell Homes
412-364-9411
PitellHomes.com

Hartwood Meadows

Fox Chapel
Single-family homes
Priced from: \$480's
School district: Fox Chapel
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Hastings

South Fayette Township
Single-family, first-floor carriage & townhomes
Priced from: \$300's
School district: South Fayette
Agency: Charter Homes & Neighborhoods
412-275-4585
LifeAtHastings.com

Heritage Heights Eastmont

Wilkins Township
Patio homes
School district: Woodland Hills
Agency: Suncrest Homes, Inc.
724-327-1844
Suncresthomespa.com

Legacy

Robinson Township
Townhomes
Priced from: Mid \$300's
School district: Chartiers Valley
Agency: D.R. Horton
412-336-3635
DRHorton.com

Mallard Pond

Marshall Township
Single-family homes
School district: North Allegheny
Agency: Howard Hanna Real Estate Services
724-772-8822
newhomes.howardhanna.com

Marshall Crossing

Marshall Township
Townhomes
School District: North Allegheny
Agency: Berkshire Hathaway HomeServices
412-536-4040
thepreferredrealty.com

Maxwell Commons

Crafton Borough
Priced from: \$400,000 and up
School district: Carlynton
Agency: Paragon Homes
412-787-8807
www.VisitParagonHomes.com

McCandless Square

Wexford
Townhomes
Priced from: Upper \$300s
School district: North Allegheny
Agency: D R Horton
412-336-3635
DRHorton.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

Millstone Village

Jefferson Hills
Single-family homes
Priced from: Upper \$300s
School district: West Jefferson Hills
Agency: D R Horton
412-336-3635
DRHorton.com

Miramar Landings

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

Oakmont Heights

Plum Borough
Single-family homes
Priced from: \$310's
School district: Plum Borough
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Oakmont Place

Oakmont
Single-family homes
Priced from: Low \$1M
School district: Riverview
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Parkside Estates

Plum Borough
Single-family homes
Priced from: \$400's
School district: Plum Borough
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Parkside Meadows

Collier Township
Priced from: High \$500's
School district: Chartiers Valley
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Parkwood Pointe

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

The Preserve at Blue Run

Indiana Township
Single-family homes
Priced from: Mid \$600s
School district: Fox Chapel
Agency: D R Horton
412-336-3635
DRHorton.com

Suncrest Homes



Private Acreage

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

The Reserve at Twin Lakes

Clinton
Single-family homes
Priced from: \$430's
School district: West Allegheny
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Ridgewood Heights

Allison Park
Single-family courtyard homes
Priced from: \$550s
School District: Deer Lakes
Agency: Weaver Homes
724-609-5261
weaverhomes.com

The Rivers Edge at Oakmont

Oakmont
Single-family, duplexes,
condominiums and apartments
Call for pricing details
School district: Riverview
Agency: Howard Hanna Real Estate Services
412-302-3298
newhomes.howardhanna.com

Rolling Hills

Moon Township Townhomes
Priced from: Low \$300s
School district: Moon Area
Agency: D R Horton
412-336-3635
DRHorton.com

Seel Estates

Shaler
Single-family homes
Priced from: Mid \$400s
School district: Shaler Area
Agency: D R Horton
412-336-3635
DRHorton.com

Settlers Pointe

Collier Township
Single-family homes
Priced from: \$800,000
School district: Chartiers Valley
Agency: Howard Hanna Real Estate Services
724-941-8800
newhomes.howardhanna.com

Siena at St. Clair

Upper St. Clair
Townhomes
Priced from: \$699,900
School district: Upper St. Clair
Agency: Howard Hanna Real Estate Services
412-327-2194
newhomes.howardhanna.com

Sonoma Heights

Marshall Township
Single-family homes
Priced from: Low \$1M
School district: North Allegheny
Agency: Infinity Custom Homes
724-553-1008
BuildInfinityhomes.com

Spring Way

Marshall Township
Traditional single-family/main-level
owner's suite
School District: North Allegheny
Agency: Eddy Homes
888-805-3339
EddyHomes.com

Spring Way

Marshall Township
Single-family homes
School District: North Allegheny
Agency: Berkshire Hathaway
HomeServices
412-536-4040
thepreferedrealty.com

Stonegate

South Fayette Township
Single-family homes
Priced from: High \$500s
School District: South Fayette
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Stonegate

McDonald
Single-family homes
Priced from: \$490's
School district: South Fayette
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Sunset Trail

South Fayette Township
55+ Active adult, detached patio homes
Priced from: Mid \$400s
School District: South Park
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Traditions of America at Rose Ridge

West Deer Township
Active Adult Single-family homes
Price Range: From the Mid \$400s
School District: Deer Lakes
Agency: Traditions of America
(412) 245-9066
<https://traditionsofamerica.com/communities/rose-ridge/>

Trinity Place

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

Victoria Ridge

Findlay Township
Single-family homes
Priced from: Upper \$400s
School district: West Allegheny
Agency: D R Horton
412-336-3635
DRHorton.com

The Villages at Forest Grove

Robinson Township
Priced from: Low \$400's
School district: Montour
Agency: Ryan Homes
412-516-3350
ryanhomes.com

The Villages at Marketplace

Moon Township

Townhomes and villa homes
Priced from: Townhomes: Upper \$300's
Villa homes Mid \$400's
School district: Moon Area
Agency: Heartland Homes
412-516-3350
HeartlandLuxuryHomes.com

Villas at South Park

South Park
Single-family homes
Priced from: Mid \$300s
School district: South Park
Agency: D R Horton
412-218-2384
DRHorton.com

Villas of South Park

South Park Township
Luxury Patio Homes
Priced from: 2 quick delivery homes
remaining from \$420,000
School district: South Park
Agency: Scarmazzi Homes
724-249-6309
Scarmazzihomes.com

Wiltshire Estates

Moon Township
Townhomes
Priced from: \$340's
School district: Moon Township
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Windmont Farms

Hampton
Single-family homes
Priced from: \$400's
School district: Hampton
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Woodwind of Hampton

Hampton Township
Single-family homes
Priced from \$750,000 including lot
School District: Hampton
Agency: Coldwell Banker Realty,
Andy Tiglio
412-487-0500

BEAVER COUNTY

Chippewa Trails

Chippewa Township
Single-family and duplexes
Priced from: Mid \$300s
School district: Blackhawk
Agency: D R Horton
412-336-3635
DRHorton.com

Courtyards at Legends

Hopewell Township
Luxury Patio Homes
Priced from: Low \$400s
School district: Hopewell
Agency: Scarmazzi Homes
724-249-6309
www.scarmazzihomes.com

Evergreen Heights

Brighton Township
Patio homes
Agency: Howard Hanna Real Estate Services
724-775-5700
newhomes.howardhanna.com

Goldenrod Meadows

North Sewickley Township
Single-family homes
Priced from: Upper \$300s
School district: Riverside
Agency: D R Horton
412-336-3635
DRHorton.com

Highland Meadows

Monaca
Single-family homes
Priced from: \$340's
School district: Central Valley
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Lakeside Village

Economy Borough
Single-family courtyard homes
Priced from: \$450s
School District: Ambridge
Agency: Weaver Homes
724-609-5261
weaverhomes.com

Pinehurst Village

Ohioville
First floor living villas
Priced from: High \$400,000s
School district: Beaver
Agency: Howard Hanna Real Estate Services
724-775-5700
newhomes.howardhanna.com

Seven Oaks

Ohiosville
Single-family homes
Priced from: \$750,000
School district: Western Beaver
Agency: Howard Hanna Real Estate Services
724-775-5700
newhomes.howardhanna.com

Watermark at The Landings

Economy Borough
55+ Active Adult, Detached Patio Homes
Priced from: Upper \$400s
School District: Ambridge
Agency: Watermark by Foxlane Homes
412-886-4821
foxlanehomes.com

BUTLER COUNTY

Amherst Village

Mars
Single-family homes and townhomes
Priced from: Mid \$300's
School district: Mars Area
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Amherst Village

Adams Township
Single-family homes
Priced from: \$480's
School district: Mars Area
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Autumn Woods

Butler
Townhomes
Priced from: Upper \$200s
School district: Butler Area
Agency: D R Horton
412-336-3635

Breckenridge

Cranberry Township
Townhomes
Priced from: Upper \$300's
School district: Seneca Valley
Agency: Heartland Homes
412-516-3350
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

Crescent

Cranberry Township
Single-family homes, first floor
carriage and townhomes
Priced from: \$400s
School district: Seneca Valley
Agency: D R Horton
412-336-3635
DRHorton.com

Crescent

Cranberry Township
Single-family homes, first floor
carriage and townhomes
Priced from: \$400s
School district: Seneca Valley
Agency: Charter Homes & Neighborhoods
412-593-5595
lifeatcrescent.com

Duffy Highlands

Butler
Ranch and single-family
Priced from: Mid \$300s
School district: Butler Area
Agency: D R Horton
412-336-3635
DRHorton.com

Eagle Ridge

Cranberry Township
Single-family homes
School district: Seneca Valley
Agency: Howard Hanna Real Estate Services
724-316-8556
newhomes.howardhanna.com

Glade Run

Zelienople
Single-family, ranch and townhomes
Priced from: Low \$300s
School District: Seneca Valley
412-516-3350
Ryanhomes.com

Heritage Crossings

Sarver
Patio homes
Priced from: \$390's
School district: Freeport
Agency: Weaver Homes
724-609-5261
weaverhomes.com

Hidden Acres

Evans City
Single-family homes
Priced from: \$393's
School district: Seneca Valley
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

John Quincy Adams

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

Laurel Pointe

Cranberry Township
Single-family homes
Priced from: High \$800's
Low Maintenance Homes
Priced from: High \$700's
School district: Seneca Valley
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Leslie Farms

Connoquenessing
Single-family homes
Priced from: Upper \$300's
School district: Butler Area
Agency: D R Horton
412-336-3635
DRHorton.com

Liberty Pointe

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

Maplewood Village

Evans City
Single-family homes
Priced from: Mid \$300's
School district: Seneca Valley
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Meadow Point - 1 lot left that is going to be a spec

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
Townhomes
Priced from: \$400's
School district: Seneca Valley
Agency: Charter Homes & Neighborhoods
412-426-3020
lifeatmeeder.com

Meredith Glenn Estates

Adams Township
Priced from: \$800,000
School District: Mars Area
Agency: Berkshire Hathaway
HomeServices The Preferred Realty
724-776-3686
thepreferredrealty.com

Oak Creek

Buffalo Township
Single-family homes
Priced from: \$320's
School district: Freeport Area
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

The Orchard at Bauerle

Marshall Township
Single-family homes
Priced from: High \$900's
School district: North Allegheny
Agency: Infinity Custom Homes
724-553-1008
buildinfinityhomes.com

Park Meadows

Cranberry Township
Single-family homes
Priced from: Mid \$700's
School District: Seneca Valley
Agency: Infinity Custom Homes
724-553-1008
buildinfinityhomes.com

Park Place

Cranberry Township
Townhomes
Priced from: Mid \$300's
School district: Seneca Valley
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Pine Valley Estates

Pine Township
Single-family homes
Priced from: Low 1 million
School district: Pine Richard
Agency: Infinity Custom Homes
724-553-1008
buildinfinityhomes.com

Pinewood

Mars Township
Single-family homes
Priced from: Mid \$800's
School district: Mars
Agency: Heartland Homes
412-516-3350
HeartlandLuxuryHomes.com

The Ridge

McCandless Township
Single-family homes
Priced from: \$900's
School district: North Allegheny
Agency: Infinity Custom Homes
724-553-1008
buildinfinityhomes.com

Ridgeview Estates

Buffalo Township
Townhomes
Priced from: \$310's
School district: Freeport Area
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Seneca Hills

Harmony
Townhomes
Priced from: Mid \$300s
School district: Seneca Valley
Agency: D R Horton
412-336-3635
DRHorton.com

Shadow Ridge

Penn Township
Single-family homes
Priced from: Low \$700s
School district: Knoch Schools
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Stonegate

South Fayette Township
Single-family homes
Priced from: High \$500s
School District: South Fayette
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Shannon Mills Estates

Connoquenessing Township
Lots starting at \$34,900
School District: Butler
Agency: Berkshire Hathaway
HomeServices
724-282-1313
thepreferredrealty.com

Sienna Village

Mars
Townhomes
Priced from: Upper \$300s
School district: Mars Area
Agency: D R Horton
412-336-3635
DRHorton.com

Summerwind

Cranberry Township
Luxury townhomes and main-level
owner's suite homes
School District: Seneca Valley
Agency: Eddy Homes
888-805-3339
EddyHomes.com

Trails at Harmony Junction

Jackson Township
Single-family homes
Priced from: TBD – Coming in 2025
School district: Seneca Valley
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Twin Oaks

Sarver
Ranch homes
Priced from: Mid \$300's
School district: Freeport Area
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

The Villas at Forest Oaks

Butler
Patio homes
Priced from: \$400's
School district: Butler
Agency: Weaver Homes
724-609-5261
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
thepreferredrealty.com

Woodland Reserve

Jackson Township
Patio homes, single-Family Courtyard
Homes, Paired Villas
Priced from: \$400's
School district: Seneca Valley
Agency: Weaver Homes
724-609-5261
weaverhomes.com

Woodland Trace

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



Pellis Construction

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
724-302-4184
newhomes.howardhanna.com

Autumn Grove

Peters Township
Traditional single-family
Priced from: \$979,900
School District: Peters Township
Agency: Berkshire Hathaway
Homeservices The Preferred Realty
724-591-0928
thepreferedrealty.com

Brookwood Brownstones

Peters Township
Townhomes
Priced from: Mid \$400's
School district: Peters Township
Agency: Infinity Custom Homes
724-553-1008
Buildinfinityhomes.com

Burkett Manor

Washington
Single-family and townhomes
Priced from: Low \$300s
School district: Trinity
Agency: Ryan Homes
412-516-3350
ryanhomes.com

Camden Village Spec

Peters Township
Townhomes
Priced from: \$539,900
School district: Peters Township
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Castlewood Fields

Nottingham Township
Carriage homes
Priced from: Low \$300's
School district: Ringgold
Agency: Ryan Homes
412-516-3350
ryanhomes.com

Cherry Valley Lakeview Estates

McDonald
Traditional single-family/main-level
owners suite
School District: Fort Cherry
Agency: Eddy Homes
888-805-3339
EddyHomes.com

Cherry Valley Lakeview Estates

McDonald
Traditional single-family
School District: Fort Cherry
Agency: Berkshire Hathaway
Homeservices The Preferred Realty
724-591-0928
thepreferedrealty.com

Creekside Meadows

Peters Township
Townhomes coming soon
Priced from: Low \$400's
School district: Peters Township
Agency: Scarmazzi Homes
724-249-6309
www.scarmazzihomes.com

Creekside Meadows

Peters Township
Single-family homes
Priced from: High \$500s
School district: Chartiers Valley
Agency: Foxlane Homes
412-500-2590
foxlanehomes.com

Fieldstone

Colliers 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: Low \$300's
School district: Cannon McMillan
Agency: Ryan Homes
412-516-3350
ryanhomes.com

Hamlets at Springdale

Peters Township
Single-family homes
Priced from: Mid \$800's
Agency: Howard Hanna Real Estate Services
724-554-2947
newhomes.howardhanna.com

Juniper Woods

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

Kings Run

Chartiers Township
Townhomes coming soon
Priced from: Low \$300's
School district: Chartiers-Houston
Agency: Scarmazzi Homes
724-249-6309
www.scarmazzihomes.com

Lutz Farms

Peters Township
Single-family homes
Priced from: Low \$600's
School district: Peters Township
Agency: Keller Williams
412-551-2124
Thekarenmarshallgroup.com
Participating Builders: Theodore Taylor and Ted Taylor

Lutz Farms

Peters Township
Single-family homes
Priced from: Upper \$600's
School district: Peters Township
Agency: Heartland Homes
412-516-3350
Heartlandluxuryhomes.com

Magnolia Ridge

Canonsburg
Single-family homes
Priced from: \$410's
School district: Canon-McMillan
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Meadow Ridge

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

Pemberley Manor

Peters Township
Single-family homes
Priced from: \$430's
School district: Peters Township
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Piatt Estates

Houston
Single-family luxury homes/main-level
Owner's suite
School district: Chartiers-Houston
Agency: Eddy Homes
888-805-EDDY (3339)
EddyHomes.com

Regents Park

Peters Township
Single-family homes
Priced from: Upper \$500s
School district: Peters Township
Agency: D R Horton
412-336-3635
DRHorton.com

Ridgewood Heights

Cecil Township
Single-family homes
Priced from: Mid \$600's
School district: Canon McMillan
Agency: Keller Williams Realty
412-551-2124
Thekarenmarshallgroup.com

Sugarbrooke

Peters Township
Single-family homes
Priced from: Low \$800's
School district: Peters Township
Agency: Infinity Custom Homes
724-553-1008
buildinfinityhomes.com

Sycamore Reserve

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

Traditions of America at Southpointe

Cecil Township
Active Adult Single-family homes
Price Range: From the Upper \$400s
School District: Canon McMillan
Traditions of America
(724) 234-3174
<https://traditionsofamerica.com/communities/southpointe/>

Tuscany

Peters Township
Single-family homes
Priced from: \$1,300,000
Agency: Howard Hanna Real Estate Services
724-554-2947
newhomes.howardhanna.com

Upper St. Clair Spec

Upper St. Clair Township
Single-family home (1)
Priced from: \$1,079,990
School District: Upper St. Clair
Agency: Foxlane Homes
412-953-8260
foxlanehomes.com

Village of Boyce Park

Bridgeville
Luxury townhomes and main-level
owner's suite homes
District: South Fayette
Eddy Homes
888-805-3339
EddyHomes.com

Westbury

Venetia
Single-family homes
Priced from: Mid \$400's
School district: Peters Township
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Woodbriar

Peters Township
Traditiional single family / main-level
owner's suite
School District: Peters Township
Agency: Eddy Homes
888-805-3339
EddyHomes.com

WESTMORELAND COUNTY

Acres Community

Murrysville
Luxury single-family homes
Large executive lots
School district: Franklin Regional
Agency: Suncrest Homes, Inc
724-327-1844
Suncresthomespa.com

Acres Community

Murrysville
Luxury single-family homes
Large executive lots
School district: Franklin Regional
Agency: Suncrest Homes, Inc
724-327-1844
Suncresthomespa.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
412-417-1772
newhomes.howardhanna.com

Allexandra Estates

Penn Township
Patio homes
Priced from: High \$400,000s
School district: Penn Trafford
Agency: Howard Hanna Real Estate Services
412-814-3614
newhomes.howardhanna.com

Augusta

Penn Township
Single-family homes
Priced from: \$550,000
School District: Penn Trafford
Agency: Berkshire Hathaway HomeServices
724-327-0444
thepreferreddrealty.com

Blackthorn Estates

Penn Township
Villa homes
Priced from: Upper \$300's
School district: Penn Trafford
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Broadview Estates

Hempfield Township
Single-family homes
Priced From: Mid \$300s
School District: Hempfield Area
Agency: D R Horton
412-218-2384
DRHorton.com

Cherry Wood Estates

Mt. Pleasant Township
Single-family homes,
patio homes and villas
Priced from: Low \$400's
School district: Mount Pleasant Area
All Star Homes
Agency: Coldwell Banker Realty,
Tony Vecchio
724-864-2121
liveatcherrywood.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
thepreferreddrealty.com

Grandview Estates

Hempfield Township
Duplexes
Priced from: Mid \$300s
School district: Hempfield Area
Agency: D R Horton
412-218-2384
DRHorton.com

Hillstone Village

Murrysville
Single family homes and Carriage homes
Priced from: \$700's
School district: Franklin Regional
Agency: KACIN
724-327-6694
www.KACIN.com

Kings Landing

Unity Township
Paired villas (coming soon)
Priced from: \$500,000
School district: Greater Latrobe
Agency: Pellis Construction Company
724-961-5531
Pellisconstruction.com

Kingsbrooke Estates

Unity Township
Paired villas
Priced from: \$550,000
School district: Greater Latrobe
Agency: Pellis Construction
724-961-5531
Pellisconstruction.com

The Legends

North Huntingdon
Custom Single Family, Villas, Paired Villas
Priced from: high \$500,000s
School District: Norwin
Agency: Scalise Real Estate Inc.
724-864-5500
scalisehomes.com

Lindwood Crest

Hempfield Township
Over 55 Single-family homes
Start at: \$338,900
School District: Hempfield Area
Agency: Berkshire Hathaway HomeServices
724-838-3660
thepreferreddrealty.com

Mt. Vernon Estates

Elizabeth Township
Single-family, patio homes and townhomes
Call for pricing
School district: Elizabeth Township
Agency: Howard Hanna Real Estate Services
412-477-5825
newhomes.howardhanna.com

North Meadow

Patio Homes and single-family homes
Priced from: \$400,000's
School District: Kiski Area
Agency: KACIN
724-327-6694
www.KACIN.com

Northpointe

Hempfield Township
Single-family homes
Priced from: \$330,000
School District: Hempfield Area
Agency: Berkshire Hathaway HomeServices
724-838-3660
thepreferreddrealty.com

Palmer Place

Unity Township
Luxury Homes
Priced from: \$1,000,000
School District: Greater Latrobe
Pellis Construction
724-961-5531
pellisconstruction.com

Palmer Place

Unity Township
Luxury Homes
Priced from: \$1,000,000
School District: Greater Latrobe
Pellis Construction
724-961-5531
pellisconstruction.com

Palmer Place

Unity Township
Single-family
Priced from: \$900,000
School District: Greater Latrobe
Agency: Berkshire Hathaway
Homeservices The Preferred Realty
724-838-3660
thepreferredd Realty.com

The Reserve at Foxfield

Patio Homes
School District: Hempfield Township
Agency: KACIN
724-327-6694
www.KACIN.com

Salem Ridge Townhomes

Salem Township
Townhomes coming soon
Priced from: Low \$300's
School district: Greensburg-Salem
Agency: Scarmazzi Homes
724-249-6309
www.scarmazzihomes.com

Siena Ridge

Murrysville
Single-family homes
Priced from : \$850,000
School district: Franklin Regional
Agency: Howard Hanna Real Estate Services
412-417-1772
newhomes.howardhanna.com

Spyglass Trails

Hempfield Township
Ranch homes
Priced from: Low \$300's
School district: Hempfield Area
Agency: Ryan Homes
412-516-3350
Ryanhomes.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 Summit at Lindwood Crest

Hempfield Township
Single and paired villas (coming soon)
Priced from: \$500,000
School district: Hempfield
Agency: Pellis Construction Company
724-961-5531
Pellisconstruction.com

The Village on Kistler Ridge

Penn Township
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 \$550,000
School District: Greensburg-Salem
Agency: Berkshire Hathaway HomeServices
724-838-3660
thepreferredd Realty.com

Wellington

Penn Township
Townhomes
Priced from: \$350's
School district: Penn Trafford
Agency: Maronda Homes
412-838-3818
www.marondahomes.com

Willow Estates

North Huntingdon
Single-family custom homes
Priced from: mid \$500,000
School district: Norwin
Agency: RE/MAX Heritage
724-433-1987
rbraun@remax.net

Willow Estates

North Huntingdon
Single-family custom homes
Priced from: mid \$500,000
School district: Norwin
Agency: RE/MAX Heritage
724-433-1987
rbraun@remax.net

Willowbrook

Rostraver Township
Ranch and villa homes
Priced from: mid \$300's
School district: Belle Vernon
Agency: Ryan Homes
412-516-3350
Ryanhomes.com

Villas of Willow Estates

North Huntingdon Twp.
Luxury custom patio homes
Priced from: \$450,000's
School district: Norwin
Agency: All Star Homes
412-877-2112
Allstarhomesinc.com

Wimmerton Place

Unity Township
Paired villas
Priced from: \$400,000
Agency: Pellis Construction
724-961-5531
Pellisconstruction.com



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2022 BEST OF THE TRIBE

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Meeder Neighborhood, Cranberry Township

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