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FALL 2026

*New Residential
Builds in
Pittsburgh's
Northern
Suburbs*

Low-Maintenance
Housing

Inside Current Interior
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FALL 2026 CONTENTS

05 PUBLISHER'S MESSAGE



06 NORTHERN COMMUNITIES

New residential builds in Pittsburgh's northern suburbs



19 LOW-MAINTENANCE LIVING

Trends in low-maintenance housing are resulting from trends in the 55+ population.



29 INTERIOR DESIGN

Inside current interior design trends



35 PROJECT PROFILE: THE RESERVE AT MARSHALL

Bringing luxury living to one of Allegheny County's fastest growing communities.



41 BUILDER PROFILE: D. R. HORTON

Since 2002, D.R. Horton is the largest new-construction homebuilder in the country.

GREATER PITTSBURGH NEWHOME 2026 PITTSBURGH HOMEBUILDERS

46 PITTSBURGH'S HOMEBUILDERS

Making your dream home a reality.

RESIDENTIAL NEW CONSTRUCTION

50 NEW CONSTRUCTION LISTINGS

New housing developments in the Greater Pittsburgh Region. Type of housing, pricing, school districts, and location.



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About the Cover:

Quality of life low-maintenance image by Epcon Communities and Scarmazzi Homes.

Low Maintenance Housing

In response to better health and longer life spans, creative builders are developing communities that are meeting the needs of empty nesters looking to shed the responsibilities of owning the family home but not move into an "old folks' home." For the most part, that meant smaller, more efficient floor plans and little or no maintenance.

Whether you're looking forward to a completely work-free retirement or have simply grown tired of the endless upkeep that comes with homeownership, you're not alone. Many people cherish the idea of a peaceful lifestyle without sacrificing the comfort and security of owning their own home. Thankfully, with the rise of low-maintenance and maintenance-free communities, homeownership no longer has to feel like a full-time job. But what exactly is the difference between "low-maintenance" and "maintenance-free" communities?

Both are designed to take the hassle out of home maintenance, offering more time to focus on the things you enjoy. But while either option promises convenience and more leisure time, there are important differences between low-maintenance and maintenance-free living that can greatly influence your decision. Understanding these distinctions will help you choose the right fit for your needs, ensuring a seamless transition to a carefree lifestyle.

Living in a low-maintenance community means saying goodbye to outdoor chores like mowing the lawn, raking leaves, trimming hedges, and shoveling snow. The community association handles most of the yard work and seasonal tasks, freeing you from the hassle of exterior upkeep. Whether it's lawn care in the summer or snow removal in the winter, low-maintenance communities give homeowners more time to relax.

Keep in mind, though, that while the community takes care of most exterior maintenance, there are still responsibilities that fall on the homeowner. You'll need to handle repairs and replacements of your home's exterior, including siding, windows, roofing, and possibly driveways. This means that while you can enjoy a beautifully kept yard without lifting a finger, any significant repairs to your home's structure will still be on your to-do list—and on your budget.

For those who want a fully hands-off experience, maintenance-free communities, take things one step further. In these communities, not only is all yard work and outdoor upkeep taken care of, but the exterior of your home is fully maintained as well. Residents of maintenance-free communities can say goodbye to exterior repairs entirely—no more worries about painting, roof repairs, gutter cleaning, window replacements, or fence mending.

This comprehensive level of upkeep means you can truly enjoy a carefree lifestyle, knowing your home's exterior and yard will always be in pristine condition. The convenience and peace of mind that come with living in a maintenance-free community can be very attractive, especially for those who want to avoid major responsibilities in retirement or busy stages of life.

While both low-maintenance and maintenance-free living can significantly reduce your workload, the level of care provided does come at different costs. Maintenance-free communities tend to have higher HOA (Homeowners Association) fees due to the full-service upkeep provided. These fees cover not just yard maintenance but also exterior repairs and updates, meaning you won't have to worry about costly repairs down the line.

Low-maintenance communities, on the other hand, typically have lower HOA fees since the responsibility for structural repairs still falls on the homeowner. While you might save money upfront with lower fees, keep in mind that larger expenses, like roof replacements or window repairs, can add up over time. Depending on the age and condition of your home, the long-term cost of living in a low-maintenance community could increase as repairs become necessary.

All the Best,

Kevin J. Gordon

New Residential Builds Pittsburgh's Northern



ds in n Suburbs



“A man's [or woman's] worth is no greater than his [her] ambitions; fix your eyes upon your own North Star and let it guide your steps through the chaos.” Many may think this ancient quote by Marcus Aurelius, an early Roman emperor, to be an indulgent, abstract thought or musing.



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Sonoma Heights – Marshall Twp. | North Allegheny Schools

Freeport Greene – Marshall Twp. | North Allegheny Schools

The Ridge – McCandless | North Allegheny Schools

Clover Chase – Pine Twp. | Pine Richland Schools

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Metaphorically speaking, however, the North Star can serve as a “steady reliable guide, purpose or source of direction when things are confusing or uncertain.” So, as you seek to answer the questions of where to build a new home, start a new life, or find that ideal location, consider the “star” area just north of Pittsburgh, where its constellation of bright communities awaits. Why? According to USA Facts/U.S. Census Bureau, “communities along stretches of Interstate 79 and Route 228 are seeing an uptick in new residents, a push that makes Butler County one of the only growing counties in Western Pennsylvania.” A data brief by the University of Pittsburgh – University Center for

Social and Urban Research titled “Municipal Population Trends in the Pittsburgh MSA”, May 2026 (based on U.S. Census Bureau 2025 Sub-County Population Estimates), reported that Butler County was the only county in the MSA (metropolitan statistical areas) “with sustained population growth (+6,453 residents, 3.33 percent) driven by continued residential construction in communities such as Cranberry Township and Adams Township (Butler County), and Marshall Township (Allegheny County) along the I-79 corridor.” Further, of the Ten Largest Municipal Gainers, 2020-2025, six of those were in Butler County (Cranberry, Jackson, Slippery Rock, Adams, Lancaster and Middlesex townships). Additionally, the brief showed

that of the Ten Largest Municipal Gainers (%) 2020-2025, eight of those 10 were within Butler County (Lancaster, Jackson, Slippery Rock, Middlesex and Forward townships; Valencia, Connoquenessing and Slippery Rock boroughs). Aiding that population growth are the suburban amenities and lifestyle, acclaimed school districts, lower taxes, new home construction with diverse options, local employment and easy access to Pittsburgh from the northern region, among other stellar offerings. Retail and shopping locales also abound north of Pittsburgh including the most recently proposed 13-acre Wegman’s Store, Cranberry Springs, with groundbreaking held August 13 and anticipated opening in Fall 2027; the Meijer Supercenter, a 44-acre Henderson



Ryan Homes



Heartland Homes

Crossing development between Route 228, Franklin Road and Hillmont Drive, with full grocery, general merchandise and gas station adjacent to multi-family residential units; and the opening of the first Wayfair physical store in Pennsylvania, featuring about 95,000 square feet of shopping space near North Hills Village to open sometime in 2027. “Upscale, newer residential neighborhoods, excellent schools, superior shopping, restaurants, parks, healthcare and highway access are the true drivers making the northern suburbs popular,” cited Darlene Hunter, Vice President/ Associate Broker, Regional New Homes Manager and New Home Division, Howard Hanna Real Estate Services. “I often marvel at how the north just keeps going farther and farther but still provides these great lifestyle opportunities.” She also noted that businesses have followed the population and jobs have followed the businesses. “As an example, I believe the Cranberry population has had significant

growth since the year 2000: About 40 percent with jobs up about 91 percent. This township now describes itself as an emerging center for technology, engineering, customer service and corporate activity. There are abundant job opportunities, however, the easy accessibility to the city of Pittsburgh, if needed, is there.” Alex Giannetti, TV Host/Realtor, REMAX®, is also witnessing the continuing growth in the northern corridor throughout 2026, noting with interest that growth was not confined to Cranberry Township and the immediate surrounding communities. “We are watching that development continuing farther north into areas such as Jackson Township, Middlesex Township and other parts of Butler County,” he said. “Cranberry, however, remains at the center of that activity. It continues to have single-family homes, townhomes, apartments and mixed-use developments under construction or in planning. It is a clear example of an established

northern community continuing to reinvent itself. Developments such as Meeder are expanding and additional communities are moving forward as well.” But he also sees that Mars and the surrounding Adams Township area continue to benefit from Route 228 development and the attractiveness of the Mars Area School District. “What was once perceived by some Pittsburgh buyers as ‘pretty far north’ increasingly feels like a natural extension of the northern suburbs. And, I think (the city of) Butler’s opportunity is more about revitalization and reinvestment. In 2026, local organizations began pursuing Pennsylvania’s Main Street designation as part of a broader effort to create additional opportunities for downtown Butler.” Giannetti believes that the best evidence of growth farther north can be seen in Jackson Township. “Projects currently under construction or development include Seneca Trails, Woodland Reserve, The Views of



Harmony and several others," he continued. "Kobe Point received approval for 42 single-family homes and 24 townhomes, while a proposed Londonberry Ridge development could eventually add 173 single-family homes and 108 townhomes. Middlesex Township has also identified several housing developments expected to make 2026 a busy construction year." A question that preys upon many including Giannetti, however, is that of infrastructure. "I would not say that infrastructure is completely prepared for unlimited expansion but I would say that communities and the county clearly recognize the need to stay ahead of it," he explained. "Butler County is pursuing the massive Gateway 228 improvement program* and the road, intersection, utility and traffic improvements throughout this corridor are becoming just as important as the developments themselves." [**This program is a multi-purpose transportation initiative updating safety and*

efficiency of roadways in south Butler County aimed at upgrading, reducing congestion and enhancing economic growth along the Route 228 corridor.]

Jeff Costa, Founder, Costa Homebuilders credits growth in the northern suburbs to a few key factors — access, quality of life and lifestyle necessities. "Easy access to and from the city has made the northern areas very attractive, especially for families who want more space without feeling disconnected from Pittsburgh," he said. "We're also seeing more people relocate to Pittsburgh from higher cost areas. They recognize what those of us who live here have known for a long time: Pittsburgh offers a great combination of charm, strong school districts, highly rated colleges, world class universities and healthcare, and a cost of living that can be very attractive when compared to other major metropolitan areas." He continued that the mix of people he sees for his

builds are married couples, young families, empty nesters, and individuals approaching or entering retirement, a testament to the north's appeal to Pittsburgh's diversity of people. At the same time, he believes that the pandemic also changed what people expect from their homes. "With more people working remotely or on a hybrid schedule, families started looking for homes that function better for the way they actually live, whether that means a dedicated home office, flexible work spaces or simply more room for everyone." He concluded that for families thinking long-term about where they want to live, work, raise their children, and build a home, the above factors can make the northern Pittsburgh area a very compelling choice. As a custom builder, Costa Homebuilders constructs homes throughout the northern region and elsewhere, becoming known for building on raw land. He acknowledges that there is

so much more involved than just finding a lot and putting a house on it. “You have to understand the property, the site conditions, what it takes to prepare the land, and how the home should be positioned and designed to work with that particular lot,” he explained. “That’s where our experience really sets us apart. We know how to evaluate the raw land before construction begins and identify the challenges and opportunities it presents. We don’t take a model and try to force it onto the property. We start with the land, then design a custom home around the lot and the way the family wants to live. This has become one of our greatest strengths as a builder.” Currently, Costa builds about 70 percent of his homes on a client’s

own lot with 30 percent built in communities and subdivisions. Homes vary in size, architectural style, features and pricing dependent on the scope of the project, home site, size, finishes and selected amenities. “Some clients choose specialty amenities such as indoor sports courts, golf simulators, home gyms, outdoor kitchens and expansive living spaces. Others simply want a well-designed floor plan that works for their family and a beautifully built, high quality home,” he added. “Ultimately, we don’t have one definition of a Costa home. Whether it’s a high amenities, luxury residence or a more strait forward custom family home, our goal is to build what is important to that client.” In designing every home “from scratch”, Costa works

around the client’s lifestyle, needs, property and vision utilizing their New Life Process®, spending time upfront employing continuous communication throughout the entire build resulting in understanding the client’s wants and needs and making the experience transparent, collaborative and as enjoyable as possible.

Katie Brinkley, Sales Manager for Ryan and Heartland Homes, both owned by parent company NVR, Inc., one of the nation’s top luxury home builders, noted that the versatility of their floor plans are what attracts a mix of buyers. On the north’s magnetism, she concurred that the North Hills truly encapsulates what people are looking for in real estate. “The North Hills has an undisputed


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advantage in commuting to Downtown Pittsburgh to enjoy all of the things that Pittsburgh has to offer while still capturing the peace and slower pace that makes people seek out suburban areas," she explained. "We have had tremendous growth in terms of sought-after restaurants and shopping areas as well as some of the most competitive schools in the area. The North Hills embraces all of that along with the feeling of being newer, with more room to grow. Proximity, amenities and space draws in any and all those in the market looking for a great investment and/or their dream home." Brinkley offered that they have many communities in the north with another planned in coming months. "Seneca Trails and Glade

Run are in the growing Zelienople area, offering something for everyone — estate style homes, first floor living as well as our signature townhomes with prices ranging from the mid-\$300,000s to upper \$700,000s. Sizes range from 2,700+ square feet to 4,500+ square feet with bedroom counts up to five bedrooms and four and one-half baths along with up to three car garages." Only four remaining home sites remain in Pinewood; within Adams Township lies the Mars School District where sprawling homesites from the mid-\$800,000s exist; and in Breckenridge, townhomes that offer luxury and the lock-and-leave lifestyle sit in an Allegheny County location but with Butler County taxes. All of these homes offer open floor concepts, granite or

quartz options, gourmet kitchens with stainless steel appliances, engineered hardwood in the foyer and much more. "Our Glade Run and Amherst Village are our amenity-rich communities with a pool, clubhouse and pickleball courts," Brinkley added. "Both of these communities are opening new sections with gorgeous, private home sites and wooded views." Ryan Kight, who also serves as Sales Manager for Ryan and Heartland Homes, noted that as the North Pittsburgh market continues to grow, they remain committed to expanding their presence in some of the region's most desirable locations. They also seek to make the home building process simple and enjoyable by giving customers the ability to personalize the finishes that





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matter most to their clients while avoiding the stress and complexity that often comes with building a new home. “What truly sets us apart from other builders is our dedicated, in-house design team who carefully curates finish packages specifically for each community,” Kight explained. “Our designers continually monitor the latest home design and real estate trends, regularly updating selections to reflect what today’s buyers want most.” By leveraging their purchasing power and thoughtfully designed packages, Heartland and Ryan can offer stylish, high-quality finishes at a price point that is often more competitive than other area builders, according to Kight. “For buyers seeking a more elevated level of personalization, our luxury Heartland Homes communities offer the opportunity to work one-on-one with a professional designer in our showroom. Here, customers can create a home that reflects their unique style while still benefiting from expert guidance throughout the process.”

With the vision of creating a home building experience with a difference, Infinity Homes has grown in reputation as a premier custom home builder known for its craftsmanship, personalized processes and quality. Those qualities can be evidenced in Infinity’s mix of buyers who want to customize and make their home their own according to Jodi Brennan, Manager, Infinity Homes. “We accommodate those ideals by allowing customers to create the space they want to live in through selections from a wide variety of choices.” Initiating that process of building starts with a number of floor plans that their customers can choose from and make their own. “We want our customers to love their home and we guide them to make those ideas come to life,” Brennan added. And those ideas have become a reality in Pittsburgh’s northern Infinity communities such as Clover Chase, The Reserve at Marshall and Rightmyer Estates, all single-family homes starting in the low \$1 million to more than \$2 million. A fourth build, called Quincy Heights,

comprised of single-family homes and townhomes, will start selling this year. Clover Chase, located in Pine Township, features expansive, private wooded homesites just minutes from shopping, dining and the everyday convenience of Wexford. The Reserve at Marshall, a new community located just off Pleasant Hill Road in the highly sought-after North Allegheny School District, boasts spacious, tree-lined lots, sidewalks, walking trails and private cul-de-sacs. Infinity Custom Homes will be the exclusive builder in this serene setting with easy access to Cranberry, Wexford and within 25 minutes of Downtown Pittsburgh. Rightmyer Estates in Mars, Adams Township, offers one half to one-acre homesites with 30 luxury homes close to the Mars school campus and the many conveniences found nearby. Infinity’s newest project coming soon is Quincy Heights, a thoughtfully designed community located in the heart of Adams Township just minutes from shopping, dining and more, positioned for quick access to Interstate 79 and the Pennsylvania Turnpike. Homes here feature spacious open concept layouts, stylish architecture and modern finishes with low maintenance living. Lastly, Infinity Custom Homes proffers a low maintenance community in Cranberry Township known as Laurel Pointe along Franklin Road. “Here, our single-family homes feature first floor owner’s suites and creative designs all in close proximity to a network of walking trails connecting you to nearby shopping and dining along Route 228,” said Brennan. It’s convenience, quality and



comfort, all from an award-winning custom builder.

Because their homeowners span a wide range of lifestyles, their diverse floor plans allow them to cater directly to what different buyers value most, according to Jacqueline Lantz, Vice President, Operations, Pittsburgh Division, Maronda Homes. “Living in the northern suburbs of Pittsburgh offers the best of both worlds; vibrant energy and modern amenities coupled with a lower cost of living,” she added. “By combining personalized floor plans with built-in Smart Home Technology and an extensive New Home Warranty, we build homes tailored to how every individual wants to live.” She believes that main floor living, extra space with flexible layouts and modern conveniences, along with low maintenance, functional layouts are what different buyers’ value most. New Maronda Homes in Pittsburgh’s northern tier start at \$299,000 and include Amherst Village located in Mars, Butler County, where property taxes remain low. Just minutes from Cranberry Township, Amherst Village enjoys premiere shopping and dining, and close proximity to the UPMC Lemieux Sports Complex. The Trails at Harmony Junction and Views of Harmony (opening this fall), located near historic Zelienople, offer single-family homes and townhomes in a charming, small town atmosphere combined with quick access for easy, tunnel-free commuting to Downtown Pittsburgh. The Oaks at Dutchtown in Butler extends accessible starting prices, featuring modern floor plans designed for those seeking efficient, single-

level living. For a unique enclave of 22 stunning homesites, Pioneer Place, located in Gibsonia, Hampton Township, features main level living villas designed for low maintenance luxury. Here you’ll find included basements, open concept layouts and an HOA (Home Owner’s Association) that handles lawn care and snow removal, all paired with the top-rated Hampton Township School District. “We believe your dream home should be as unique as your life,” added Lantz. “When you build with us, you gain access to our design team to help curate details and finishes to fit your style. From breaking ground to receiving the keys to your new home, we make turning your vision into reality an exciting, seamless experience.”

There’s no mistaking that the northern communities embody a good combination of quality of life, access to employment, and a good value compared with some of the more expensive communities closer to Pittsburgh as Shaun Seydor, President, Pitell Homes, sees it. “You can live in an area that still has

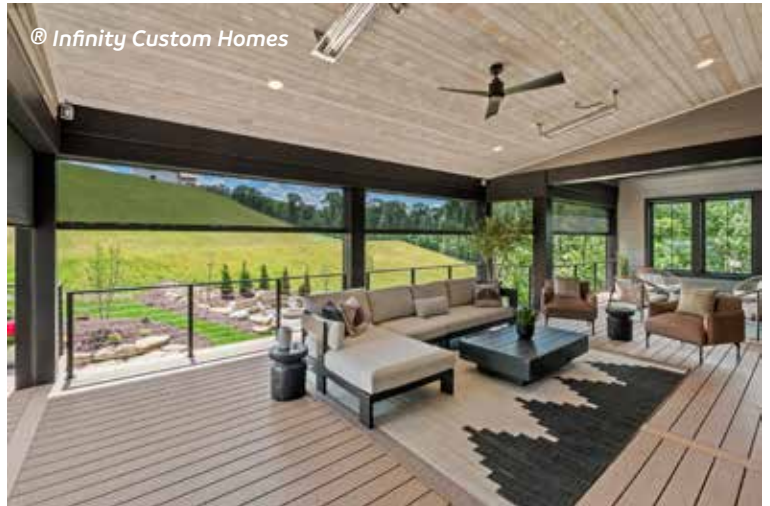
a suburban or even semi-rural feel, but you’re not isolated,” he said. “Communities such as Evans City, Saxonburg and the surrounding northern areas provide access to shopping, restaurants, healthcare, major roadways and employment centers while still offering larger lots, open space, and in some instances, a quieter lifestyle.” Those embracing that lifestyle have consisted of empty nesters who may not want to maintain a large property any more or buyers looking for a home that will allow them to age in place without giving up quality, style or amenities. “I think one of the biggest trends we are seeing are from people who aren’t necessarily moving because they want a smaller home. They’re moving because they want a home that fits the way they live today,” Seydor added. “That’s particularly evident with our patio homes. A buyer may be coming from a large, single-family house, but are looking for a home where they can eliminate lawn maintenance and snow removal, have everything they need on one level, and still have a beautiful home with plenty of space



NORTHERN COMMUNITIES



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for family and entertaining.” To that end, Pitell Homes presents two projects in two diverse segments of the northern market — Liberty Pointe in the Saxonburg area and Meadow Ridge in the Evans City area. If you’re looking for a maintenance free, lock and leave quad patio home community,

Liberty Pointe is for you. Here, Pitell Homes combines new construction with a very low-maintenance lifestyle in a country setting but still very close to the quaint amenities of Main Street in Saxonburg. The community is centered around Pitell’s award winning Hampton patio home, offering about 1,485

to 2,360 square feet with two to three-bedroom configurations and two to three baths. Buyers can choose a single level layout or add a second floor depending on their needs and wants. Prices begin in the upper \$300,000s moving into the low to mid \$400,000s depending on size, configuration

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and options. Lawn, landscaping, snow removal and exterior maintenance are provided by the HOA. The community also features sidewalks, a paved walking trail, and a clubhouse planned as part of the overall development. Meadow Ridge, Forward Township and part of the Seneca Valley School District serves as a single-family home community with homes starting in the \$400,000s and higher. The larger suburban homes and ranch style homes are designed for buyers who want more traditional suburban living and larger homesites in a neighborhood atmosphere. Customization is a very important part of the Pitell home model. "We're a semi-custom builder, so we're not simply selling someone a house and telling them 'This is what you get,'" explained Seydor. "We start with proven floor plans, but we give the buyer a significant menu of options and, when appropriate, we're willing to explore additional customization. That can include flooring, cabinetry, countertops, bathroom finishes, fireplaces, outdoor living areas, room configurations and other architectural or interior details. Our customers can make the home feel like their home rather than a house that happened to have their name on the deed. Ultimately, our goal is pretty simple: Give customers the quality and value of a well-built home, while giving them enough flexibility to make it uniquely theirs."

Creating a caring and cooperative community served as the underpinning for the Rachel Carson EcoVillage at Providence Heights, established on land gifted to a group of individuals and families by the Sisters of Divine Providence and adjacent to LaRoche University. The community includes people from many cultures and backgrounds with the community reflecting its partnership with the Sisters through its strong commitment to sustainability, the environment and social justice. Buildings and the site are designed to connect all to nature and others living there, promoting personal interactions and easy sociability. "Projects such as the Rachel Carson EcoVillage demonstrate that there is interest in sustainability and community-oriented design," said Alex Giannetti. "Describing itself as a multigenerational community built around sustainable living principles, EcoVillage offers an alternative to traditional housing communities. From a real estate perspective, this type of project and the addition of major retail projects increase visibility and confidence in the northern



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NORTHERN COMMUNITIES

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market. They create jobs, expand amenities and make communities more diverse and desirable.” He continued that he has seen buyers’ perceptions of northern Pittsburgh change dramatically. “Places that people once considered ‘too far north’ are now destinations in their

own right. I’ve seen what we call ‘the north’ expand over the years and I see businesses and builders following that trend.” Summarizing her thoughts on the popularity of new home builds in the north, Darlene Hunter referenced the desire from buyers for either

more space or a floor plan that is more accommodating to a buyer’s lifestyle, no matter what age group. “Truthfully, any delay hoping interest rates will go down is simply not there. Buyers are not waiting, life is calling!” **NH**



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SCARMAZZI HOMES



Low-maintenance Living

Long before the first Baby Boomer turned 65 in 2010, residential developers could look over the horizon at a tidal wave of demand for housing that suited Boomers as they aged. This impending surge in demand helped drive a boom in conventional senior living – think independent living and assisted living apartment buildings – in the 1990s. But, a number of unexpected factors, including the Great Recession, drove the market for senior housing in a different direction.



In response to the better health and longer life spans of the Boomer generation, creative builders developed communities that met the needs of empty nesters looking to shed the responsibilities of owning the family home but not move into an “old folks’ home.” For the most part, that meant smaller, more efficient floor plans, higher density, and little or no maintenance.

For the past 30 years, a cottage industry within homebuilding has emerged to supply empty nester. As this industry sector matured and served tens of millions of buyers from the so-called Greatest Generation and Baby Boomers, the type of home being offered has evolved. Now, in the latter half

of the 2020s, low-maintenance communities are no longer cookie-cutter developments. Retirees have stayed healthier longer than previous generations, and medicine has responded to many ailments that slowed older people with therapies that allow for more activity well into elder life. Developers have responded with communities and home designs that anticipate a more active senior lifestyle.

While there are a handful of trends that suggest low-maintenance and 55-plus housing are changing in the U.S., in Pittsburgh the prevailing trends seem to be unchanging. That does not mean builders are not being creative in going to market, but there is a

predictability of the empty-nester market in Pittsburgh.

Big Picture Trends

While low-maintenance living has appeal across a broad spectrum of the population, there are several factors – demographics, personal finances, and design focus – that make this category of housing almost exclusively for empty nesters and retirees. For that reason, the trends in low-maintenance housing are resulting from trends in the 55-plus population.

Very little has changed in the macroeconomic trends that have driven low-maintenance living. The demographic wave may have crested but Baby Boomers will still



KACIN Homes

be turning 65 until 2030. Moreover, Baby Boomers (and much of the generation that preceded them) have remained in their homes much longer than expected. That is likely to create a backlog of pent-up demand for low-maintenance living that will continue for another decade. Boomers have created more wealth than previous generations, allowing them to afford better housing solutions as they age or to own homes in two or more locations.

The demographics in Western PA are consistent with the national trends, but more extreme. While 17% of the United States population is over 65, that share of the population in Pittsburgh's seven-county metropolitan area

(MSA) is 22.5%. Pittsburgh has the oldest median age, 42.8, of any of the 43 U.S. metros with more than one million people, edging out even the Tampa and Miami metros that are known retirement destinations. That's a fundamentally different source of demand than Sun Belt metros, where growth in the 55+ population is driven by in-migration rather than a long-standing structural feature of the local population.

Another distinction of the Pittsburgh market is the tendency of the older residents to age in place. Hoddy Hanna, chairman of Howard Hanna Real Estate Services, notes that length of time Pittsburgh residents remain in a home has doubled since the Great Recession, in large part due to the fact that older homeowners are remaining in their family homes roughly 10 years longer than in previous generations.

An overarching trend that is consistent nationwide and region-wide is the imbalance between supply and demand for low-maintenance living. Across the U.S., occupancy for all 55-plus housing types, including independent living apartments, has risen for 19 consecutive quarters through mid-2026, reaching 89.5% in the most recent study. That is a function of slowing construction of new apartment units because of higher construction and borrowing costs, but the dynamics for 55-plus "active adult" for-sale communities are equally supply constrained. Data from the first quarter of 2026 showed that occupancy in communities that had been open for at least two years was above 96%.

There is an emerging trend of younger adults — mostly in their late 30s, 40s, and early 50s — that are moving into 55-plus communities before they're technically eligible or before they've reached retirement age. While the lifestyle is part of the appeal, particularly to younger professionals without children, this shift is driven by the fact that 55-plus communities often offer smaller, more affordable homes. Little data exists to judge how much of the low-maintenance market is shifting to younger adults; and there is virtually no anecdotal evidence that this trend is showing up in Pittsburgh.

Another trend tied to affordability is the increase in 55-plus housing for rent. There is some evidence that developers in some of the faster-growing markets are earmarking a portion of their portfolios as rental properties, but little or no evidence that it is becoming a trend in Pittsburgh. One of the larger 55-plus housing builders in the U.S. is skeptical about the economic durability of developing for rent.

"Renting has been discussed over the years. Some of our builders have talked about doing rental-only communities to address the affordability concerns. But there has been no one that I am aware of that is pulled the trigger on such a community," says Rob Krohn, vice president of marketing at Epcon Homes in Columbus. "Build-to-rent seems better suited for the first-time buyer than our target market."

Buyers of low-maintenance homes are generally not as concerned about affordability



as younger buyers. The share of empty nester buyers that buy without a mortgage can be as high as 75% in many communities. That share tends to diminish in times of a more attractive interest rate environment for investing, not because the buyers need to borrow.

What the demographic, supply, and financial health trends created by the 2020s was a more discriminating buyer and a more diverse supply of builders for the low-maintenance homeowner. The broader range of builders resulted in a broader range of home designs. Low-maintenance homes were, until recently, smaller and more cookie-cutter in design. Today, the sweet spot

for empty-nester homes is above 1,800 square feet. Builders offer as many floor plans above 2,000 square feet as below that mark, and options for third bedrooms, additional living space – both indoor and outdoor – and home offices. Buyers are increasingly looking for kitchens and master bathrooms that approximate what they had in their family home, both in size and finish quality.

As the 55-plus lifestyle community has matured over the past 20-to-30 years, buyers – especially retirees – have seen the market split into two main types of communities. Krohn jokingly refers to the choice as similar to choosing

between a “bed-and-breakfast or a cruise ship.” The cruise ship analogy aptly describes the massive retirement communities that have boomed as Baby Boomers have retired, places like Margaritaville, which has 3,500 homes in each of its locations, and The Villages with its 70,000-plus homes. In contrast, the “bed-and-breakfast” is the neighborhood of 50 to 150 lots that is developed on infill properties in the communities where people already live, work, and play.

The latter accurately describes the low-maintenance communities that have been and will be developed in metropolitan Pittsburgh.

How the Trends are Playing Out in Pittsburgh

The low-maintenance buyer in Pittsburgh is making a choice to live in a community of people that are in similar life circumstances. They are choosing to live in a neighborhood that is part of a local community that is similar to – if not the same as – the community where they raised a family or lived in a larger home. Beyond this basic reality, that they will not be living in a “cruise ship” community, the impact in the Pittsburgh market of trends in low-maintenance living elsewhere will depend on three basic fundamentals: demographics, mismatched housing stock, and challenging conditions for new construction.

As discussed above, Pittsburgh’s demographics are more favorable for empty nester housing demand, but its location and lack of population growth are headwinds for development of new homes. While there has been some favorable press about the suitability of living in Pittsburgh post-retirement, the facts show the climate in Western PA continues to promote out-migration at retirement. And absent any sustainable domestic migration into the Pittsburgh area, the number of empty nesters is going to peak and decline as the Boomers age out.

The counterbalance to that limitation on demand is the mismatch of existing housing stock to the needs of the empty nester. Unlike in major Sun Belt cities, where empty nesters have been moving in great numbers for decades, there is not a plentiful

stock of existing homes suited to the needs of empty nester homeowners. What exists is largely a function of the uptick in development of that property style over the past 20 years, much of which is still being occupied by the first generation of owners.

In most marketplace situations, a sector that had strong demographic demand and a shortage of supply would be seen as an opportunity to be seized. While that has been true to some extent, and more builders are turning their efforts to building more homes for empty-nesters, the environment in which developers and builders must operate in Western PA is hardly supportive of new construction.

Developers face several strong headwinds slowing the construction of new communities. Some of those are unavoidable, such as the scarcity of available land and the topography of the region. A mature region, Western PA has far fewer acres in desirable locations for residential development. Moreover, the competition from the natural gas industry that surged since 2007 resulted in skyrocketing land prices. After roughly 100 years of suburban development, most of the land that exists for new communities is steeply sloped, resulting in much higher costs for excavation, grading, and stormwater management.

Compounding these natural headwinds are regulatory burdens and oversight that add further to the costs and schedule required to bring a development into the marketplace.

The Commonwealth of Pennsylvania is one of the stricter regulators of new construction, especially in contrast to the regulatory environment in Ohio and West Virginia. This tighter regulatory regime is especially strict in the area of environmental approvals. Over the years, what is considered best management practice for stormwater has become increasingly more expensive, often applying regulations meant for the worst sites or large-scale commercial development to residential development. The commonwealth’s Department of Environmental Protection (DEP) has become a source of frustration for its slow review of new developments and its tendency to heap additional requirements on projects as they move through the review process. These additional requirements are frequently not applied early in the process and are often the individual reviewer’s interpretation of regulations. Developers say that it is routine to have one reviewer apply a regulation differently than another for projects located in the same municipality.

Paul Scarmizzi, CEO of Scarmizzi Homes, says there are a host of factors pushing costs up, but zeroes in on the expanded regulatory process as a factor that could be improved.

“It’s a combination of factors. Obviously, there’s inflation but it’s regulations that have changed the most. There are new rules. You get new comments mid project that move the goal post,” he says. “We’re not making a better house or moving the needle on the environment because of the increased regulation, but they are

driving up costs. The cost that goes into stormwater planning is out of control. My engineers always complain that the additional regulations don't make a difference in improving the environment, but there are regulators who sit there and check boxes."

Developers tend to find more consistency at an individual municipal level; however, that consistency does not necessarily apply from one municipality to another. And, with hundreds of municipalities issuing building permits within the seven-county MSA, developers often face different conditions for communities proposed just a few miles apart. This has been especially true as development has pushed further into areas that have seen little development until the past 10 or 20 years.

The net result of the prevailing regulatory environment is less certainty and higher cost to develop. Residential developers estimate that the gestation period for a new community is at least two years and often three years. That means paying property owners, engineers, and lenders hundreds of thousands before the first shovel goes into the ground. Developers say that has increased lot costs by between \$50,000 and \$100,000. John Hobart Miller, a fourth-generation custom builder, estimates that the cost of stormwater management alone in Fox Chapel is \$100,000.

Regardless of the regulatory environment, there is also the challenge presented by the land itself, especially in the more attractive, well-developed areas.

"They're not making any more land. Between utility capacity, sewers, and mining, it's tough to find a good piece of ground. You take land that you would never have looked at 10 years ago and make it work," explains Scarmazzi. "The other thing is the time it takes to get to the market is so much longer. We used to plan for a year to get a project approved now we budget two to three years. Our Silver Creek project, that's just getting underway, took four."

One trend that has been less obvious as demand for low-maintenance housing has grown is how builders have responded. Aside from the occasional marketing campaign and the growing market share of builders dedicated to empty nester home construction, it is hard to judge how many units of this type are started each year until you get into the weeds a bit.

Since 2020, there have been just shy of 20,000 new single-family homes started in the six-county Pittsburgh metro area. Of that total, 1,655 homes or 8.5% were built by the three firms, Scarmazzi Homes, Traditions of America, and Weaver Homes, that have a low-maintenance-only approach to homebuilding. That would be somewhere between 4% and 8% fewer homes than the demographics of Western PA would suggest are needed. But this outsized demand – perhaps combined with the decline in demand from first-time and move-up buyers – caused many other homebuilders to shift their focus.

"About 95% of our homes are a low-maintenance, empty-nester product. North Meadow

at Washington Township for sure, as well as the Hillstone community in Murrysville, and the new Reserve at Foxfield community in Hempfield Township," explains Jason Korna, vice president, residential division at Kacin Companies. "The latter will be almost certainly at 100% empty nester. We focus on one floor living or at least first floor master bedrooms."

Korna notes that none of these communities are marketed as empty-nester homes only per se, but the lifestyle and home designs are strongly appealing to that type of buyer.

"Most, if not all, of my buyers are coming from a home that they lived in from between 20 to 40 years. They're making the decision to move while they can still make that decision, so they can age in place," Korna says. "In general, they're looking for high quality, low-maintenance finishes, both interior and exterior. They still want bells and whistles. They want to 'right size'. They want a smaller footprint but one that is more usable."

"Liberty Pointe is not age restricted to over 55, but the homes are designed for that buyer. So, they are all single-floor living, maintenance free," says Shaun Seydor, president of Pitell Homes. "That tends to attract the 55-plus buyers, either moving down or as a part-time Pittsburgh, part-time Florida type of living."

Pitell Homes, which developed the first, low-maintenance phase of Leslie Farms in Connoquenessing and completed The Plantations community outside Saxonburg, PA, is currently developing Liberty

LOW - MAINTENANCE LIVING

Pointe in Jefferson Township. The community of quadplexes, located just outside Saxonburg off Constitution Avenue, was begun in 2023. To date, 32 homes have started or been completed, with four more to be built in the first phase. Additional phases will bring another 72 homes.

It is worth noting that both Kacin and Pitell Homes were founded as custom homebuilders and were completing custom home communities in Oakmont and Ross Township respectively during this same period. The same kind of business model migration has occurred for Foxlane Homes, which is based in Fort Washington, PA, but has built nearly 300 homes since opening an office in McCandless in 2021. Foxlane built its first homes

in custom communities in areas like Hampton Township, Sewickley, Murrysville, Peters Township, and Upper St. Clair. Now, three of Foxlane's five active neighborhoods are geared to empty-nesters, including the soon-to-open Paige Pointe in Jackson Township just south of Zelienople.

The increased focus on low-maintenance homes is not limited to smaller or mid-sized builders.

"That product makes up 40% of my business right now. The empty-nester community we don't limit to 55 and older exclusively, but we have a ranch product where 95% of buyers fit that demographic," reports Matt Rost, regional market manager for NVR Inc., Pittsburgh's largest homebuilder under the Ryan Homes and Heartland

Custom Homes brands. "It's probably been our best Market segment for a number of years. We have those communities spread out in all four corners of this market. And they are all producing very well."

Rost points to the Glade Run neighborhood in Zelienople as an example of how robust the low-maintenance market is. Totaling nearly 500 homes, Glade Run is a mixture of townhomes, single-family homes, and empty-nester home designs, with only the latter including maintenance by the property manager. The empty-nester product in Glade Run is priced between \$400,000 and \$500,000, with the opportunity to upgrade finishes and amenities to roughly \$575,000.





"The empty-nester section has four or five sales every month without the same prospecting effort that we need for the other product types. The salesperson for that part of the community has 10 to 15 sales appointments scheduled all the time," Rost says.

"Next year we expect to have more of those communities coming, including townhouses that are aimed at empty nesters looking for a low-maintenance homes around 2,100 square feet priced closer to \$400,000."

Ryan Homes starts around 800 homes annually in the Pittsburgh market. Using Rost's estimate of the low-maintenance share of that volume, Ryan Homes delivers more than 300 empty-nester homes into the marketplace, or roughly 10 percent of the 3,000 new homes built for sale in an average year in Pittsburgh. Even without a significant share of low-maintenance homes offered by Pittsburgh's second and third largest builders, Maronda Homes and D.R. Horton, roughly one in five homes started each

year in Allegheny, Beaver, Butler, Washington, and Westmoreland counties is built specifically for an empty nester.

Thus far, the trend of younger buyers for low-maintenance homes has not appeared. While the empty-nester builders have noted that the lifestyle has always attracted a few young professionals, the product offered in Pittsburgh is not generally more affordable than other options. And there are other factors that would limit the appeal of low-maintenance communities to younger adults and families.

Aside from having less in common with most of their neighbors, young people will find the smaller lot sizes less accommodating for children. Floor plans tailored for empty nesters are often short on storage space, a problem for young families that are in the accumulative stage of life.

"We will get the occasional interest from a young couple or family. If there is interest, it's generally in an area where other builders aren't building,

they like the area, they want a new house and are attracted to the idea of not having to do any maintenance," notes Rost. "Usually that's going to be young professionals, not young families."

So, if a low-maintenance home is being built in the Pittsburgh market, it is almost certainly for an empty-nester. The trends in what that buyer wants in a low-maintenance home have shifted as the target buyer has evolved from being one of the Greatest Generation to a Baby Boomer.

For that first generation of empty-nester buyers that popped up in the late 1980s and 1990s, the attraction of the product was in its freedom from home maintenance and in a floor plan that was optimized for downsizing. That meant homes that were 1,400 square feet to 1,800 square feet, with no more than two bedrooms and an open but relatively compact floor plan. Baby Boomers have driven the boom in empty-nester housing in all markets, not just the Sun Belt, and have raised expectations for how those homes should be designed.

Today's empty-nester home is more likely to have three bedrooms, a second floor, multiple living areas and/or a home office/study, and finishes that more closely resemble the custom home that the Boomer buyer is leaving. Most builders still offer compact floor plans, but the lion's share of what is built starts at 1,800 square feet and is frequently larger. Baby Boomer empty nesters are looking to "right size," which may or may not mean a home that

is smaller than the one in which they raised a family.

"Mostly buyers are still into open floor plans. We build a product that is very customizable. We can move rooms or redesign a custom floor plan," says Korna. "More of our buyers are really into nice outdoor living spaces with large, covered patios, three- or four-season rooms, and outdoor fireplaces."

For builders like Kacin, such customization means upscale pricing. For most builders pursuing the empty-nester buyer, the approach has been to design a core group of floor plans and options that meet the higher demands of Baby Boomers while maintaining a predictable cost structure. In the broader marketplace, buyers tend to understand that a floor plan that is easily repeated will cost less, while a custom home will carry a higher price. The evidence suggests that empty nesters have higher expectations.

"Everywhere people live, they want to live better. We have lots of 'baby chasers' who are moving to where their grandkids are," Krohn says. "People want to live near their families, friends, restaurants, and medical facilities that they are comfortable with. Maybe their home does not fit their lifestyle anymore, but they don't want to leave where they have built their life."

For the most part, the expectations of buyers and builders of low-maintenance communities have been evolving together over the past few decades. The homes built by early developers of empty-nest

communities, like Scarmazzi Homes and Weaver Homes, are very different from those they build today; however, today's home is the result of incremental changes over a long period of time. While low-maintenance housing will continue to evolve, the category is trending towards maturity and the basic needs of the empty nester have not changed so radically.

"I haven't seen anything jump out

that's a new trend. There may be some subtle things, but nothing jumps out that everyone suddenly wants," says Scarmazzi.

"I'm not really seeing any change in trends. There may be things that change with design, but the empty nester buyer wants that low-stress lifestyle," says Korna. "I know it's cliché, but they want to literally lock the door and leave, whether it's to go on vacation or to visit kids and grandkids." **NH**

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Inside CURRENT Interior Design TRENDS

In Western Pennsylvania's new home market, the latest design trends are **moving beyond simply making a house look beautiful.**

INTERIOR DESIGN TRENDS

They are about creating spaces focused on being comfortable, functional, and distinctly personal. From warm, natural materials and earthy color palettes to flexible living spaces, statement kitchens, and technology seamlessly integrated into the home, today's Pittsburgh-area builders and homeowners are embracing interiors that balance modern style with everyday livability. As new communities continue to take shape across the region, interior design is becoming an important part of what makes a new home feel less like a blank slate and more like a place buyers can truly call their own.

Bethany Williard, a Pittsburgh native and the owner and principal designer of Studio 1049, has witnessed the evolution of numerous interior design styles. The biggest shift she has noticed is that people are embracing color and their own personality again. "For a few years, everything was neutral and grey, and homes started to look the same," says Williard. "I think the way we think about home has fundamentally changed. We all spend so much time inside our own four walls it ultimately forces us to really look at our surroundings and consider how our environment affects us day to day. Once you notice that, it's hard to settle for a house that doesn't feel like you."

Willard also believes clients are braver now and are willing to try color and pattern. Instead of taking their homes so seriously, homeowners are layering their interiors with small, detailed touches they genuinely love rather than designing for resale or for someone else's approval.

Interior design trends come and go, but some have staying power while others leave homeowners wondering what they were thinking when they made their design choices. Today's trends that are expected to stick around for a while include the return of warm wood in kitchens. "The all-white kitchen had a strong reign for a few years, but I think that was really a revolt against the dark cherry kitchens of the late nineties and early 2000's," says Williard. "Then everyone's kitchen started to feel sterile and lack personality, so the pendulum swung again. Now we're seeing multiple cabinet finishes used together, usually one painted color and one stained wood, and that feels like it has real legs. Organic, handmade materials are the same story. They bring in warmth and character in a way a perfectly uniform material never will. Natural stone in a honed or matte finish is here to stay. And with tile, people are having fun with pattern formations and grout thickness, which is a low-risk way to add personality."

There's a common belief in the local design community that Pittsburgh runs a little behind on trends, that what's happening elsewhere takes longer to trickle into Western Pennsylvania. Williard believes there are pros and cons to that. "Sometimes it's harder to get a client to see a vision when it looks very different from what they're used to. But it's also genuinely fun to be part of bringing something new to the community, and, honestly, moving more slowly means we skip a lot of trends that don't deserve to stick." Williard also notes that clients tend to want things done

once and done well, rather than refreshed every five years. "That's very Western Pennsylvania, and it's honestly my favorite thing about working here. It means the work becomes thoughtful and lasts."

The Impact of Lifestyle Changes in Interior Design

Throughout the country, people are moving away from traditional living and dining rooms that rarely get used. "If a client has the square footage to keep them, we still see those rooms used as intended. But when space is tight, I'm converting dining rooms into home offices or second living spaces pretty regularly," says Williard. "Peoples' lives have changed. Families are busy, and it's rare for everyone to sit down at a dining table every night. People are also more casual now, so a formal dining room ends up being a beautiful room nobody walks into. Or, more often, it quietly becomes the catch-all for family life. The mail pile, the homework, the laundry waiting to be folded, the packages nobody has opened. If a room is going to end up holding all of that anyway,

I'd rather design it to actually work for the family."

That said, Williard does think families are being more intentional about the time they do spend together, which is why game rooms and movie rooms are on the rise. Those spaces earn their square footage because people actually use them. Home gyms are here to stay too, whether that's a corner of the basement or a spare room doing double duty. People want the option to work out without leaving the house. "Now, I'll be honest, I think some of these home gyms see a lot less action than their owners imagined. But there's something to having it there. Even clients with a gym membership like knowing the option exists ten steps away. Sometimes the intention is the first step," notes Williard.

The Social Media Impact on Interior Design Choices

Social media is a major driver in the interior design choices homeowners make for their homes. Homeowners now have endless inspiration at their

Social media is a major driver in the interior design choices homeowners make for their homes. Homeowners now have endless inspiration at their fingertips, and with designers and do it yourself accounts regularly appearing in their feeds, they are seeing what is possible and how a home can be personalized at almost any budget.



fingertips, and with designers and do it yourself accounts regularly appearing in their feeds, they are seeing what is possible and how a home can be personalized at almost any budget.

However, relying on social media for design ideas has downsides. Willard says one trend homeowners may eventually question is the builder-grade “McMansion” with empty, underused space. Many people do not realize how much furniture is needed to properly fill a home of that size, and scale is often where mistakes happen from furniture and rugs to art and accessories that are all slightly too small for the room. Social media can also make it harder to understand what is

realistic because enormous homes online can begin to feel like the norm without showing the true cost to build and maintain them.

Another trend often seen on social media is barn doors. Willard believes in staying true to a home's architecture. “You can absolutely mix in different styles and elements, but when a house diverges too far from what it actually is, that's usually what dates it. If it isn't a farmhouse, a barn door starts to feel questionable. There are other space-saving doors that do the same job, and barn doors give you almost no sound privacy. I think we all just got a little barn door happy because it felt different and unique at the time.”

On the positive side, social media has played a role in guiding homeowners toward making their own choices. People are letting their homes be personal again with color, pattern, and vintage pieces that carry a little history. “There's endless inspiration available now and seeing so many different homes has given people permission to stop chasing one look and start trusting their own taste,” says Willard.

What Homeowners Should Know

Homeowners don't always understand the interior design process until they are in the middle of a project. One of the big issues that arises is the overall cost. “Unless someone has

renovated or built before, they really have no idea of the cost, and even then, it is a question of when,” explains Williard. “A kitchen renovation today can easily cost twice what it did eight or ten years ago. A primary bathroom now costs about as much as a kitchen used to.”

The amount of time involved to accomplish the interior design process surprises many people. A significant amount of input is asked of them that they may not expect. A renovation is not something you hand off. It requires the homeowner to make a lot of decisions consistently over a long stretch of time.

Also, it’s often difficult for the homeowner to articulate what they want. “When I sit down with someone and ask how they want us to use a space, it is often the first time they’ve had to put it into words,” says Williard. “They usually know what isn’t working, and that’s honestly a great place to start. But when it comes to what they do want, many people can’t quite name it, but that’s the job. I’ve been doing this long enough to gather what someone isn’t saying and turn it into a visual direction for the space. Some of the best work comes out of those conversations.”

Williard also believes homeowners should make decisions and

selections that they love rather than paying attention to what’s trending or what’s popular. Personal style and preferences will never go out of style. “Not every decision needs to be a showstopper. You need supporting pieces that recede a little so the focal points can shine. Keep coming back to the overall vision and what you’re trying to achieve. When you find yourself trying too hard to make something work, that’s usually the moment to step back and ask whether that piece is helping or hurting the design. It’s okay to let it go and find something that fits the larger puzzle more seamlessly.”

Another tip for homeowners is to invest money into the elements that are expensive to change later like flooring, cabinetry, millwork, and window treatments. Paint, lighting, furnishings, accessories, and even something like a backsplash can be swapped out down the road for far less money. A new backsplash is close to a weekend project, and it changes the feel of a kitchen for a fraction of what new countertops cost.

AI's Role in Interior Design

AI is becoming a much bigger part of the design conversation. As a designer and business owner, Williard uses AI almost every day, though far more on the back end of her business rather than in the actual design work. “I’m a visual creative person, so I use it to save time on the writing like drafting emails and project status updates. I can brain dump my thoughts into it and it will organize them into something polished and professional, which used to take me a big chunk of the day.”



Williard also uses AI for sourcing. She gives it her parameters regarding vendors, budget, size, quality, and style then asks for five to ten options that fit. She still makes the final selections with AI handling the preliminary legwork. On the design side, she can now produce very high-quality renderings from the 3D models she builds for each project. "The models themselves are still time-consuming, and the renderings used to take hours for a single view. Now I can get the same result in minutes," says Williard, adding the importance of checking the design as AI is not foolproof.

Overall, Williard believes AI will continue to change the interior design business. "Our industry has been through this before.

When the computer and the internet arrived, everything had previously been done by hand: drawing, renderings, orders placed on paper, and phone calls to check the status of everything. Designers, trades, and vendors all had to adapt their processes to stay relevant. There are a few old-school holdouts, but for the most part it make the work easier. I think AI lands in the same place."

What AI cannot replace is the human element. "It can't build the relationship we have with a client. It can't sit in someone's home and understand how they want to feel in that room," says Williard. "Some of my best design decisions have come from pulling one unexpected thing out of a conversation, something a client mentioned in

passing that had nothing to do with design and finding a way to work it into the space. That's not a prompt you can write. I think AI makes us faster and frees us up for the creative work. But the judgment, the relationship, and the instinct for how a home should feel are still ours." **NH**



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THE RESERVE AT MARSHALL

PROJECT
PROFILE

The Reserve at Marshall Brings Luxury Living to One of Allegheny County's Fastest-Growing Communities

Growth continues to reshape Pittsburgh's northern suburbs.



Marshall Township has become one of the region's most sought-after places to live. New housing developments, strong schools and convenient access to major employment centers have attracted families and professionals looking for more space without sacrificing convenience. Population estimates show Marshall Township grew from 10,080 residents in 2020 to nearly 10,500 in 2025, continuing a long-term upward trend.

That demand for housing is one reason Infinity Custom Homes launched The Reserve at Marshall, a new luxury community designed

to blend large homesites, natural surroundings and modern living.

Located in Marshall Township within the North Allegheny School District, The Reserve at Marshall features 121 homesites surrounded by mature trees, preserved green space and walking trails. The community offers buyers the opportunity to build a semi-custom home while enjoying a location that remains close to Cranberry Township, Wexford and Downtown Pittsburgh.

For Liam Brennan, vice president of Infinity Custom Homes, the project checked several important boxes from the start.

"It's in the North Allegheny School District, and there's a ton of demand for housing there because of the quality of the school district," Brennan said. "The proximity to town is another reason."

The site sits in the northwestern portion of Marshall Township. Brennan said it represents one of the furthest north and west locations within the district.

The property itself came together through the acquisition of land from two separate owners. Jonathan Moritz, Founder and CEO of Moritz Development, served as the developer who assembled the parcels and created the foundation for the community.

Building around nature

Many new housing developments face a challenge.

Developers want enough homesites to make a project financially viable. Buyers want privacy, usable yards and a connection to nature.

Brennan said Infinity worked carefully to strike that balance at The Reserve at Marshall. “The goal is to find that blend of getting enough lots on the project to make it work, but also maintaining green spaces and some privacy,” he said.

The homesites average about one-half acre of usable land. Brennan noted that buyers often want level

backyards that can accommodate outdoor living, recreation and family activities. Unlike some developments where homes are built closely together, The Reserve at Marshall offers wider lots. “These average being about 110 to 115 feet wide lots, so that will leave lots of between you and the neighbors,” Brennan said.

Preserving natural features remained a priority throughout the planning process. Marshall Township requires developers to maintain portions of open space. Infinity embraced that requirement. Brennan said the community includes five separate sections where existing trees were left untouched.

“Marshall Township mandates that you leave some green space open, so we have several areas where we didn’t touch any trees,” he said.

That commitment extends beyond regulatory requirements. “It’s something we look at everytime, how do we utilize the natural character that was here before we developed it?” Brennan said.

Wetland areas also helped shape the design. Rather than treating them as obstacles, Infinity viewed them as opportunities for walking areas and scenic gathering spaces. The result is a neighborhood that offers a rural atmosphere despite its location near major commercial corridors.



"It has a nice quiet rural feel, yet convenient to all the things a family might need," Brennan said.

Close to everything, yet removed from it

Location remains one of the strongest selling points.

Residents can reach downtown Pittsburgh in about 25 minutes while remaining close to Cranberry Township and the Route 19 corridor. Brennan believes that combination sets The Reserve apart from many competing luxury developments.

"It's more private than a lot of the other communities," he said. "You're 25 minutes from downtown, but you're close to the edge of development."

That positioning appeals to a broad range of buyers. Some want easy access to offices, restaurants and shopping. Others value open space and a quieter setting. The Reserve at Marshall offers a chance to enjoy each.

A school district that continues to drive demand

Ask local real estate professionals about the strongest drivers of housing demand in the North Hills, and schools frequently top the list.

The North Allegheny School District serves Marshall Township, Franklin Park, Bradford Woods and McCandless. The district enrolls more than 8,500 students and remains the largest suburban school district in Allegheny County. District leaders note that new housing developments and relocating families continue to support enrollment.

Brennan sees that demand firsthand. "What's exciting to see is we're getting a lot of relocation buyers here that after doing their research afar, know they want North Allegheny schools because of the high school rankings and reputation for being one of the best," he said.

Many of those buyers arrive from higher-cost housing markets. They

often discover they can purchase a larger home with extensive amenities while remaining within a highly regarded school district. The school district's reputation has helped fuel continued growth throughout Marshall Township and neighboring communities. For families considering a move, that combination can be difficult to ignore.

Semi-custom homes designed around modern living

Infinity Custom Homes approaches homebuilding differently than many production builders. Buyers do not start with a blank sheet of paper. Instead, they begin with one of 14 floor plans and customize the design to match their needs.

Brennan describes the process as semi-custom homebuilding. "We maintain a streetscape that has diversity in the different architecture, but it's efficient in the sense that you're starting from something," he said. "It's really hard to start from scratch."



The Reserve at Marshall offers floor plans ranging from approximately 2,600 square feet to nearly 4,700 square feet. Home prices start above \$1 million, reflecting the luxury positioning of the community. Current buyer preferences have helped shape the most popular designs.

“Each floor plan offers something a little different, but all have been created and refined over time by listening to our buyers and creating designs that serve their needs,” Brennan said.

One standout is the Cambridge floor plan. Options include four to seven bedrooms, 3-1/2 to seven baths and a two-to-four-car garage. The plan is designed to create endless space in each room. “It has a wow to it with a 2-story great room,” Brennan said.

The Carolina plan has also emerged as a buyer favorite. It offers four to five bedrooms, 3-1/2 to 6-1/2 baths and a two, three or four-car garage. Square footage

starts at 3,320. Like the other floor plans offered within the community, it can be customized to fit individual lifestyles.

Homes designed for how people live today

Housing preferences have evolved significantly over the past several years. Since COVID, the demand for home offices still remains strong. Flexible living spaces continue to gain importance. Homeowners increasingly request spaces that support remote work and hybrid schedules.

Families want dedicated work areas that separate professional responsibilities from household activity, he said. Private offices help accomplish that goal.

Brennan said Infinity has seen these trends reflected throughout the buying process. “We’re seeing a trend toward wellness as well as more work from home options and flexible spaces throughout the home that can be easily converted overtime as our families evolve,” he said.

Interest in wellness-oriented amenities continues to grow as well. “People are interested in saunas and even cold plunging,” Brennan said.

Outdoor living remains another major priority. Covered patios and outdoor gathering spaces allow homeowners to extend their enjoyment of the property across multiple seasons. “Covered outdoor living is also trending, giving homeowners the ability to extend the use of the room into at least three seasons of the year,” Brennan said.

Floor plans also accommodate a variety of household sizes and life stages. Several designs feature first-floor owner’s suites, three-car and four-car garages and the potential for six or seven bedrooms. That flexibility appeals to everyone from growing families to empty nesters seeking a better fit.

“We have young couples buying our houses who have done well for themselves and are starting



families, to empty nesters who aren't quite ready for the 55+ communities," Brennan said.

One builder, one vision

Large communities sometimes feature several builders competing within the same neighborhood. The Reserve at Marshall takes a different approach. Infinity serves as an exclusive builder for the plan. That arrangement allows the company to maintain consistency throughout the development, while still offering buyers significant customization opportunities.

"This allows us to provide the same continuity and experience throughout, to help the streetscape and keep floor plans modern and traditional," Brennan said.

Infinity has experience with large-scale communities. Brennan pointed to previous developments in Cranberry Township that exceeded 100 homesites. Lessons learned from those projects helped shape planning at The Reserve at Marshall.

The goal is to create a neighborhood that feels cohesive while avoiding repetition. "Homebuyers benefit from architectural variety, thoughtful design standards and a consistent building experience," he said.

Making the building process easier

Building a custom home can feel overwhelming. Buyers face hundreds of decisions involving layouts, finishes, fixtures and design details. For many buyers, a smooth building experience

becomes just as important as the finished home.

Infinity has made customer communication a central part of its process to make the project fun for everyone involved. "We try really hard to make it an enjoyable process," Brennan said. "As we recognize there are lots of decisions along the way."

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The company focuses on helping buyers understand what comes next at every stage of construction. "We believe in proactive communication and help people to understand what they can expect during every phase of the process," Brennan said.

That effort appears to resonate with customers. "We get feedback from people who have built multiple times that we do a good job of doing that," Brennan said.

Building toward the future

The Reserve at Marshall officially opened this summer. Brennan said early interest has been encouraging.

Infinity has already sold eight homesites. Brennan said he expects sales activity to continue steadily in the years ahead.

Based on previous experience, he estimates the community could average between 12 and 15 home sales annually. At that pace, full buildout could take eight to nine years.

The company enters the project with confidence. Infinity currently builds approximately 120 homes each year, with an average value of around \$1.5 million. Brennan said demand within the luxury segment has remained strong. "It's been encouraging through the years to see more and more families turn to building versus buying an existing home to get more of what they want in a home, he said.

The company has already completed more than 200 homes within the North Allegheny market. Brennan views The Reserve at Marshall as the next chapter in that history.

Ultimately, his vision extends beyond home sales. He said he hopes residents build lasting connections with their neighbors, schools and community. "Hopefully, they love their neighborhood," Brennan said. "It'll be a place where they can be happy to raise their families."

If that happens, The Reserve at Marshall may become more than another housing development. It could become a reflection of why Marshall Township continues to attract families looking for space, opportunity and a place to call home. **NH**

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Since 2002, D.R. Horton has held the title of the largest new-construction homebuilder in the country. From its first home in 1978 to over 1,000,000 homes in 2023, its mission remains the same—to deliver quality and affordability across the country.



Active in 140 markets across 35 states, the builder began working in Western Pennsylvania four years ago, and they're already making a big impression. The company, which also has central Pennsylvania and eastern Pennsylvania divisions, began working in Western PA after acquiring DRB Homes Pittsburgh Division.

With that acquisition, the builder grew from 15 to 74 employees overnight, which has served as a catalyst for growth for the past four years. In Pittsburgh, the company is known for its residential construction that includes townhomes, ranch homes, single-family homes and duplexes in some neighborhoods.

The company now has properties throughout the area, including Seel Estates in Glenshaw; McCandless Square Townhomes in Wexford; The Preserve at Blue Run in Fox Chapel; Sienna Valley Townhomes in Mars; Legacy Townhomes in Pittsburgh;

River Ridge Townhomes and Rolling Hills Townhomes in Moon Township; Cherry Meadows in Scott Township; Victoria Ridge in Findlay Township; Leslie Farms in Evans City; Autumn Woods Townhomes in Butler; Grandview Estates Ranch Homes in Greensburg; Seneca Hills Townhomes in Harmony; Regents Park in Venetia; Broadview Estates in New Stanton; and Duffy Highlands Ranch Homes in Butler, among others.

D.R. Horton also has a number of new developments coming within the next year. These include Highland Ridge in North Fayette Township; McIntyre Heights in Gibsonia; Virginia Village in Zelienople; Patriots Estates in Plum Borough; Meadowlane Heights in Greensburg; Neely Village in Cheat Lake, WV and Morgan Woods in Morgantown, WV.

In addition to building homes, D.R. Horton also has its own mortgage company, title and escrow company, and insurance company

as well. Homeowners who purchase a D.R. Horton home are even able to include their cars in their insurance policy.

Housing at All Price Points

There are many advantages to choosing a D.R. Horton home. As a traditional spec builder that competes within the retail market, the company offers new homes for purchase at all stages of development.

"We are not a custom builder and that allows us to keep the price as low as possible," said Marketing

Manager Meghan Villegas. "We try to avoid too much customization so that we can offer homes at affordable price points."

Customers who want to build from scratch can choose their own lot within a specific community and pick from a number of floor plans suited to that community. They can also select cabinet colors, floor colors and the color of the front of the home.

With spec homes, the company chooses all of these selections and the homes can be purchased any time from groundbreaking on. This allows D.R. Horton to provide quick move-in inventory so that homes can be closed on in 30 days, similar to a resale home. The builder makes its selections based on what has historically sold best, and the homes are move-in ready.

D.R. Horton "smart homes" also come with a number of standard options including Deako smart

lighting systems and Safe Haven home security packages. The company has also partnered with Amazon to provide Amazon speakers in the home and buyers also have the opportunity to add other features to smart home packages if they choose.

Mandy Mayen-Mayen and husband James bought their D.R. Horton home this past June in Laurel Hills in Sarver, PA, and have been thrilled with their purchase ever since.

"I was looking for a home I love, though I'm a little untraditional—I was shopping first for a very large walk-in closet, and second, for an equally 'wow' kind of kitchen," said Mandy. "The D.R. Horton home I found brought it all together and it was a good value. I acted on it as quickly as I could!"

While the couple had looked at a lot of other homes, they hadn't originally considered new construction. Mayen-Mayen first looked northeast and southwest of Pittsburgh, traveling with a realtor to see what different amenities were available for the price they wanted to pay. "I looked at a lot of non-new construction and places near the city, but coming a little farther north made me happy, and that's how we ended up in Laurel Hills," she said.

Mayen-Mayen look at three different D.R. Horton neighborhoods before finding the perfect home in the nick of time. "I was looking at this home on Thursday when it was almost done; Saturday was their grand opening," she said. "I slept on it overnight and then called the next day to make it mine."

Even though the house wasn't ready for sale yet and was still offering showings, Mayen-Mayen showed up at 9 a.m. on Saturday morning to sign on the dotted line. "Once I saw my dream home, it was one and done," she laughed.

Mayen-Mayen said that she was won over by a number of different features. She could see herself cutting vegetables on the extra counter space that the large kitchen offered and was able to see how the island could work for a number of different uses. She also liked the locale, which she likens to Mister Rogers' Neighborhood.

"You can sit on the stoop and wave to people down the street," she laughs. "It's very pleasant; very friendly."

She also credits the D.R. Horton team, including sales representatives Neil Freedline and Drew Lewis for making the purchase process easy.

"They showed me the house, and I liked everything I saw and heard," she says. "From sales to arranging the mortgage to closing, everyone was very helpful. They all had relationships with each other, so it was easy to connect the dots."

"I'm a product manager, so I work in process; just tell me the next step and we'll accomplish it," she added. "They were very helpful in directing me to the right place and went the extra mile to make it easy. We started looking for homes on May 7, and we closed on June 24."

Expanding Across Western PA

D.R. Horton homes is currently active in 27 communities in Butler,

Beaver and Allegheny counties. It is also active in the South Hills. "We cover a lot of ground, and we're looking at adding 10 more communities before the end of the year," said Villegas.

D.R. Horton townhomes range from the upper \$200,000s to \$400,000 depending on the features, finishes and location. Single-family homes start in the low \$300,000s and may go as high as \$700,000 in areas such as Fox Chapel.

"Our goal is to provide affordable new homes to everyone: this includes homes in the low \$300s in Butler and Chippewa to higher-end, upscale homes in Fox Chapel and Venetia that include nicer finishes, hardy siding and nicer countertops. Then we have a number of ranch homes sprinkled in between," said Villegas.

Because the company works with numerous vendors on a national scale, it is able to keep costs down in order to ensure affordability. Everything is also included in the pricing, which saves homebuyers the surprise of added costs that often result in a customized home. D.R. Horton also always has available inventory, so homebuyers can close at almost any point in time.

The company's clientele is as varied as their homes, and ranges from first-time homebuyers to empty-nesters downsizing, to retirees.

Abby Rebar and Jordan Ayersman moved into their D.R. Horton home last August after breaking ground in May. Now in a two-story single-family home in Millstone Village in Jefferson Hills, the couple were surprised to find that they could



purchase a new-build home for the same price as an existing home.

“We came across D.R. Horton in our home search, and we loved the fact that we could have an open-floor plan where everything was new and updated,” said Rebar. “Our model also has a loft that I love, and the community is younger and close to our age.”

Ayersman especially appreciated that the company offered an elevation-based package, where they could choose from specific different options. “It takes the customization out of our hands and makes the home-buying process easier,” he said. “You just choose from A, B or C.”

After meeting with salesperson Jen West, the couple picked a floor plan and were then put in touch with the company’s financing company. “They offered a number of incentives and everything went smoothly,” said Rebar. “After we signed the papers, they kept us up to date during the construction process. The whole staff was always available to answer questions, and we could take a tour whenever we wanted.”

Though the couple did have a few smaller issues once the home was complete, all were addressed through the warranty process, and they say that they would definitely recommend D.R. Horton to friends looking to buy a home.

“We would buy from them again,” said Rebar. “We enjoyed the process and we love the house.”

This fiscal year, D.R. Horton is on schedule to close 500 homes, up 100 from the previous year. To date, the company has sold close to 1,000 homes in the Pittsburgh area. The builder has model homes in every community that they serve, which are staffed five days a week. Prospective homebuyers can also visit with a sales rep, talk to online sales consultants or set up virtual appointments.

“Our biggest goal is to let this area know who we are, what we do, and how we are different,” said Villegas. “People may not be familiar with a spec builder—new construction builders that have move-in ready homes available to buy. Our buyers like that they can not only find a new home fast, but that we take the guesswork out of it.” **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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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: \$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 \$500's
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: Upper \$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
thepreferedrealty.com

Maxwell Commons

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

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

River Ridge

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

Rolling Hills

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

Seel Estates

Glenshaw
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
thepreferreddrealty.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: Low \$500s
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 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

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

Ohioville
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

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

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: Charter Homes & Neighborhoods
412-593-5595
lifeatcrescent.com

Duffy Highlands

Butler
Ranch
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

Zelenople
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 Hills

Sarver
Townhomes and single-family
Priced from: Low \$300s
School District: Freeport Area
Agency: D R Horton
412-336-3635
DRHorton.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
Buildinfinitehomes.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
Buildinfinitehomes.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
buildinfinitehomes.com

Park Meadows

Cranberry Township
Single-family homes
Priced from: Mid \$700's
School District: Seneca Valley
Agency: Infinity Custom Homes
724-553-1008
buildinfinitehomes.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
buildinfinitehomes.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
buildinfinitehomes.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: High \$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: Low \$400s
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



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
412-302-4184
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
thepreferreddrealty.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
thepreferreddrealty.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 McMillon
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: Low \$600s
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

New Stanton
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

Greensburg
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
Single-family
Priced from: \$900,000
School District: Greater Latrobe
Agency: Berkshire Hathaway
Homeservices The Preferred Realty
724-838-3660
thepreferedrealty.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 \$300s
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
thepreferedrealty.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: Low \$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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THE ART OF CUSTOM
724-327-1844 + SUNCRESTHOMESPA.COM +
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2022 BEST OF THE TRIBE

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MEEDER

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- Digitally access your line of credit funds**
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