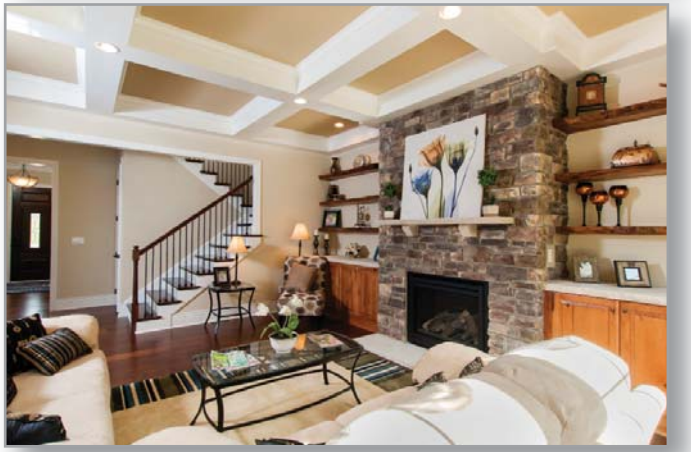
VENANGO TRAILS
AN EXCEPTIONAL LIFESTYLE

# Included Features - Single Family Villa

- 9ft First Floor and 8ft Second Floor Ceilings
- 3cm Granite Kitchen Countertops
- 36 Inch Staggered Cabinetry (per plan)
- Whirlpool Appliances with Option of Jenn-Air Upgrade
- Hardwood Flooring in Entry, Kitchen, Dining Room & Family Room
- Ceramic Tile in Laundry and Bathrooms
- Quartz Bathroom Countertops
- Master Soaking Tub (per plan) and Custom Ceramic Shower with Hinged Shower Door
- Laundry Cabinet with Sink
- Crown Mold Standard in Entry, Kitchen & Dining Room (other areas per plan)
- 1/2HP Garbage Disposal
- 5-1/4 Inch Baseboard
- Recessed Lighting Included (location & quantity varies per plan)
- Cultured Stone and Hardi Plank Siding Exteriors
- 9ft Poured Concrete Foundation with Half Bath Rough-In (if applicable)
- Concrete Driveway and Sidewalks
- Fully Finished Garages with Floor Drain per Door
- Clopay Gallery Garage Door with 2 Openers and Keypad
- Patio and Decks Included per plan
- And Many More!



The Brennan experience in Venango Trails offers high quality customization with the guidance of a professional designer and the ease and convenience of a full-service design studio.

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*See sales consultant for additional details. Features subject to change without notice.
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# Home Pricing

| HOME TYPE | BEDROOMS | BATHS | SQUARE FEET | PRICE |
|---|---|---|---|---|
| **Carriage Homes** | | | | |
| The Newport | 2-4 | 2-3 | 2,025-3,580 | MID $390s |
| The New Haven | 2-4 | 2-3 | 2,480-4,225 | MID $430s |
| **Single Family Villa** | | | | |
| The Farmington | 3-4 | 2-4 | 1,865-3,245 | LOW $410s |
| The Newport | 2-4 | 2-3 | 2,025-3,580 | MID $410s |
| The New Haven | 2-5 | 2-4 | 1,795-4,190 | LOW $460s |
| The Lexington | 3-5 | 2-4 | 1,795-4,395 | MID $450s |

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# Area Information - Marshall Township, Allegheny County

## Utilities and Community

| | |
|---|---|
| Marshall Township Sanitary | 724-935-3090 |
| West View Water Authority | 412-364-1257 |
| Pennsylvania Power | 800-720-3600 |
| Peoples Natural Gas | 800-764-0111 |
| Police (State Police) | 911 |
| Fire | 911 |
| Ambulance/Emergencies | 911 |
| Marshall Township Police | 724-625-3157 |
| Post Office | 724-625-2950 |

## Hospitals

| | |
|---|---|
| UPMC Passavent Cranberry | 724-772-5300 |
| UPMC Passavant-McCandless | 412-367-6700 |
| Heritage Valley Health System | 877-771-HVHS |

## Libraries

| | |
|---|---|
| Cranberry Public Library | 724-776-9100 |
| Mars Area Public Library | 724-625-9048 |
| Zelienople Public Library | 724-452-9330 |

## Day Care

| | |
|---|---|
| Little House Learning Center | 724-776-5583 |
| The Goddard School | 724-778-9999 |
| Kindercare | |
| Highpointe Drive | 724-779-3600 |
| Cranberry | 724-776-2122 |

## Public Schools

| | |
|---|---|
| North Allegheny High School | 724-935-5767 |
| Marshall Middle School | 724-934-6060 |
| Marshall Elementary | 724-935-5057 |

## Private Schools

| | |
|---|---|
| St. Kilian Catholic School | 724-625-1665 |
| Cardinal Wuerl North Catholic School | 412-321-4823 |
| North Hills Christian School | 724-266-1922 |

## College

| | |
|---|---|
| Butler County Community College | 888-826-2829 |
| La Roche College | 412-536-1012 |
| Penn State (Beaver Campus) | 724-773-3800 |

## Recreation

| | |
|---|---|
| Cranberry Twp. Community Park | 724-779-4386 |
| North Boundary Park | 724-779-4386 |
| Moraine State Park | 724-368-8811 |

## Golf

| | |
|---|---|
| Treesdale Golf and Country Club | 724-625-2220 |
| Cranberry Highlands Golf Course | 724-776-7372 |
| Clover Hill Golf Course | 412-364-2447 |
| Diamond Run Golf Club | 412-741-2582 |
| Pittsburgh National Golf Club | 724-265-4800 |

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# Homesite Pricing

| DUPLEX | ADDRESS | LOT PREMIUM |
|---|---|---|
| D5L | 118 Seneca Place | $5,000 |
| D5R | 116 Seneca Place | $15,000 |
| D6L | 122 Seneca Place | $7,500 |
| D9L | 501 Tuscarora Road | $15,000 |
| D9R | 503 Tuscarora Road | $5,000 |
| D10L | 505 Tuscarora Road | $2,500 |
| D10R | 507 Tuscarora Road | - |
| D11L | 509 Tuscarora Road | - |
| D11R | 511 Tuscarora Road | $5,000 |
| D12L | 502 Tuscarora Road | $5,000 |

| SINGLE FAMILY | ADDRESS | LOT PREMIUM |
|---|---|---|
| 6R | 111 Seneca Place | $13,000 |
| 7R | 113 Seneca Place | $13,000 |
| 8R | 115 Seneca Place | $13,000 |

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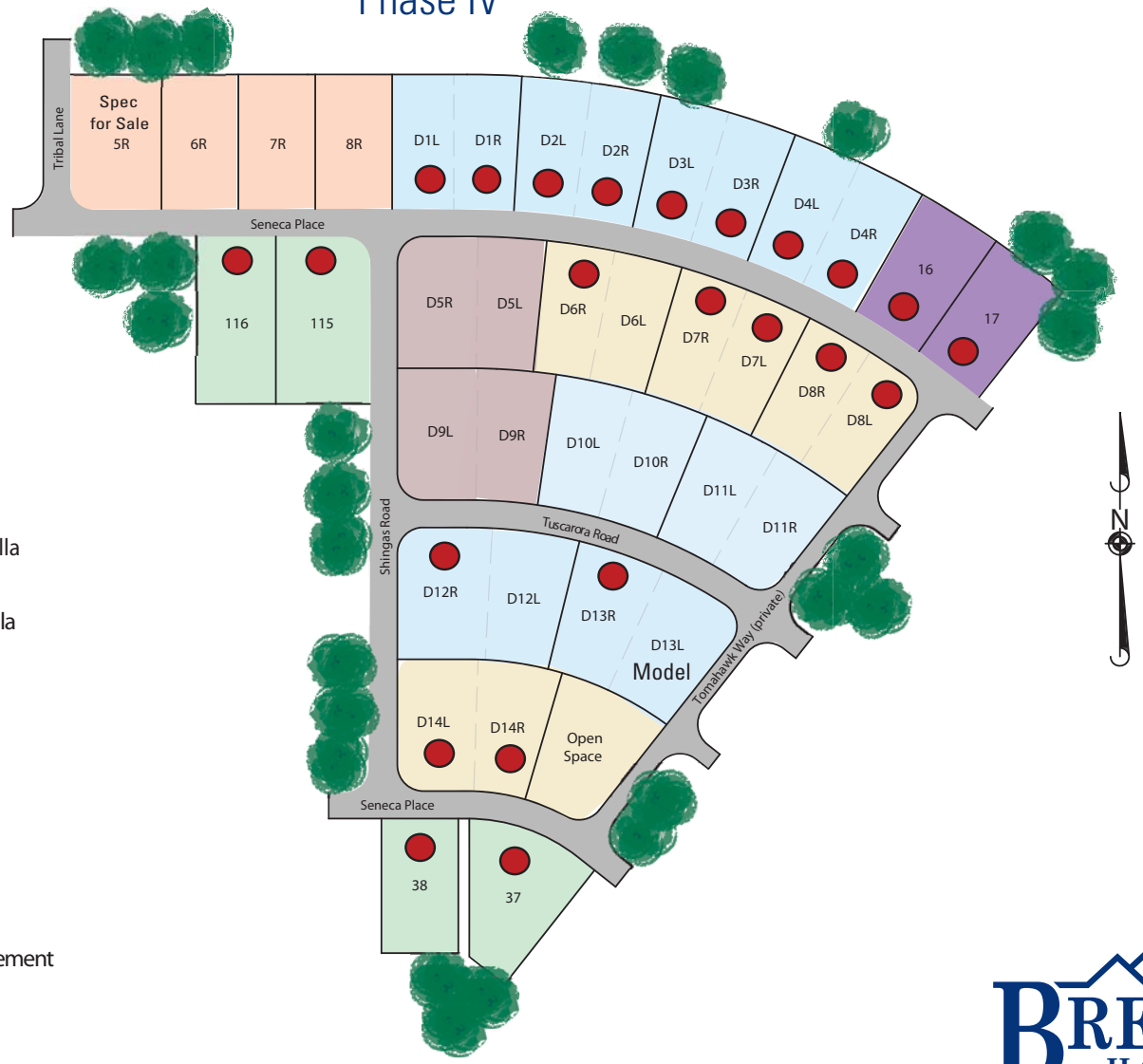
# Site Plan

## Phase IV




- Single Family Villa Basement
- Single Family Villa Slab
- Artisan
- Carriage Home Slab
- Carriage Home Basement
- Carriage Home Walk-out Basement
- SOLD

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