

Maria & Joe Lane
Route 19 South/Galleria Office
1539 Washington Road · Pittsburgh, PA 15228
412-344-0500 x233/252
Website: www.LaneRealEstateSales.com



STERLING RIDGE....

SOUTH FAYETTE'S PREMIER ADDRESS!!!



- \$235 Yearly Fee for maintenance of common areas
- Attractive split entrance w/professionally landscaping and lighting
- 56 home sites...LOTS 209/210 CURRENTLY 1.66 ACRES
- Preserved conservation/open spaces belong to Sterling Ridge offering sweeping views and woods
- Minimum \$3500 exterior landscape package
- 2,400 sq. ft. minimum for 2 story dwelling
- 2,300 sq. ft minimum for 2-story with attached garages
- Protective covenants
- Aggregate Sidewalks
- Wide frontages for attached garages
- 1,800 sq. ft. minimum ranch style
- 60% brick/masonry exteriors
- Uniform custom mail boxes
- Street lights
- Ideally located to South and West communities, I-79 & Pittsburgh International Airport
- www.southfayette.org - school website
- www.southfayette.org/elem – elementary school website
- 5/09 Pittsburgh Business Times: Honor Roll Rank – Public School Districts voted South Fayette School District #7 out of 105 districts!!!

ENJOY OUR ONLINE ELECTRONIC BROCHURE...

www.LaneRealEstateSales.com

LOCATION, LOCATION — MINUTES TO I-79

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South Fayette's Premier Address

**STERLING RIDGE, PHASE I - SOLD OUT!
PHASE II INFORMATION
SOUTH FAYETTE TOWNSHIP**

We are pleased to inform you that there are only 8 Lots left in Sterling Ridge.

At this time J.N.D. Properties will hold the lot for 30 days for your evaluation and final decision...lot pricing as per attached. We are very excited about this phase which has scenic lots overlooking woods and conservation areas, in addition to the safe, cul-de-sac street. We have received many compliments on the “look” of our neighborhood.

Covenants will remain the same as Phase I - 2,400 sq. ft. minimum for two story dwellings, 1,800 sq. ft. ranch style and 2,300 sq. ft. for two story with attached garages. Feel free to call me for complete set of covenants.

PHASE II HOMESITES.....WELCOME YOUR OWN BUILDER to this breathtaking development.

Please call us at: 724-554-8771, to schedule a personal tour of Sterling Ridge.

Visit our Website to preview our Online Brochure:
www.LaneRealEstateSales.com

Maria & Joe Lane
Sterling Ridge Sales Consultants
Top Sales Team - South Hills



Maria & Joe Lane
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412-344-0500 or 724-941-9500
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South Fayette's Premier Address



J.N.D. Properties - Developer

Since its inception in 1985, Joseph DeNardo's Companies, have been totally focused on providing master planned communities that have unique characteristics and identity. His communities are designed with the goal of providing exceptional value for owners with privacy, convenience and livability being the base architectural elements.

All of his communities feature macro landscaping a concept that includes tree lined streets, sidewalks, lighted entrances with distinct signage.

Over the years, Joe has become a leader in creating communities in Peters Township, Mt. Lebanon, North Strabane and South Fayette. His reputation is synonymous throughout Allegheny and Washington Counties.



SURROUND YOURSELF WITH GOOD PEOPLE