

Maria & Joe Lane
Route 19 South/Galleria Office
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412-344-0500 x233/252
Website: www.LaneRealEstateSales.com



South Fayette's Premier Address

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 with 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
- 5/10 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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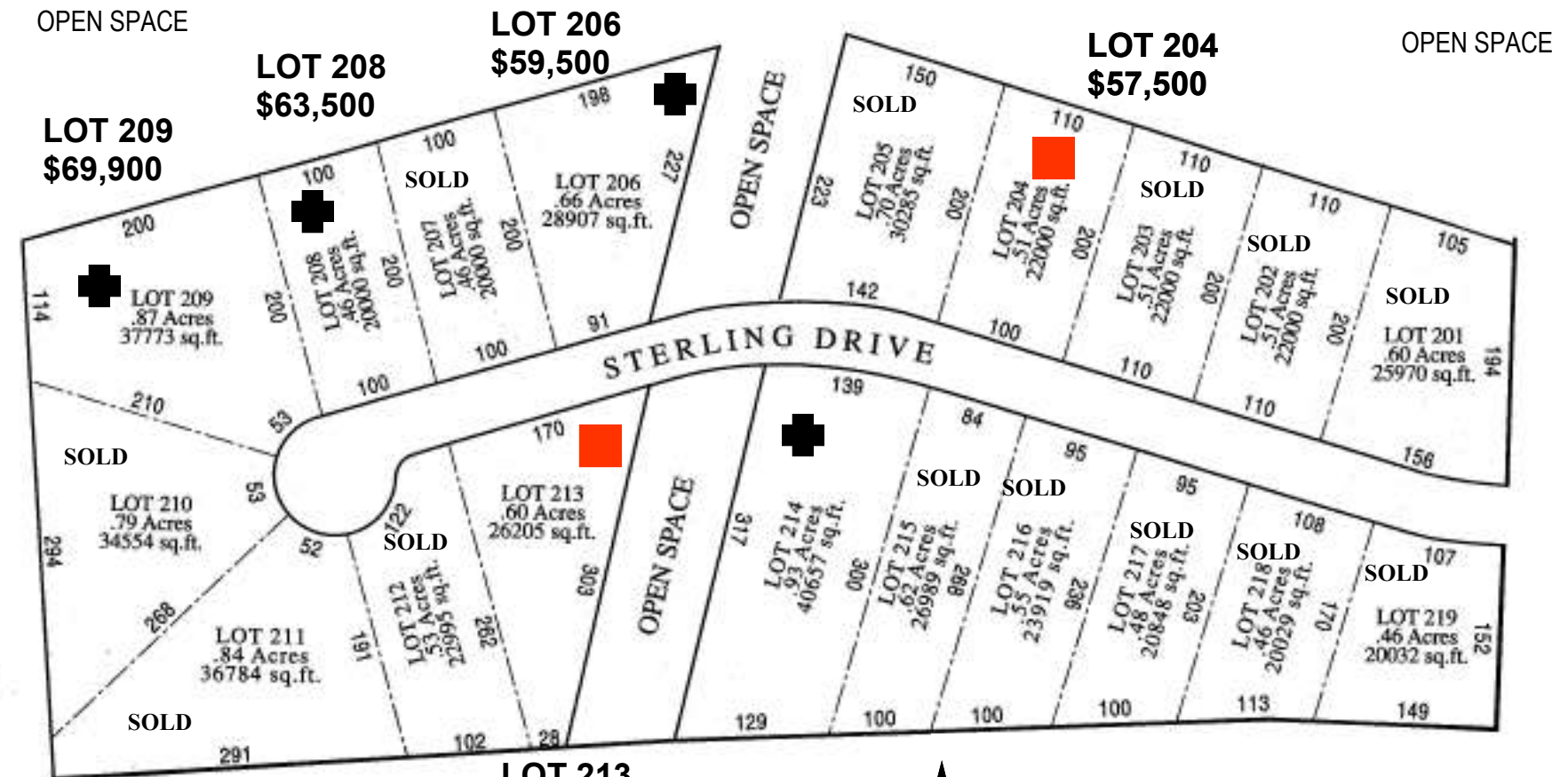


Sterling Ridge



Lot Phase II Lot Phase I Sold Out

Situated in the Township of South Fayette



724-554-8771
Maria & Joe Lane

- ★ SPEC
- ✦ RE-SALE
- ⊕ RESERVED
- UNDER CONTRACT
- AVAILABLE

Coldwell Banker Real Estate believes all material, editorial and otherwise, to be correct, but assumes no legal responsibility for the accuracy of its presentation. For Dimension Verification refer to the Plan Book Volume.

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

We are pleased to inform you that there are only 5 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 to schedule a personal tour of Sterling Ridge.

Visit our Website to preview our Online Brochure:

www.LaneRealEstateSales.com

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Maria & Joe Lane
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LOT DEPOSIT RECEIPT FOR NEW HOME CONSTRUCTION

DATE _____

LOT PRICE \$ _____

Receipt is hereby acknowledged for **\$1,000** Dollars as a deposit received from _____ (Buyer) on Lot Number _____

In the **Sterling Ridge Plan** of lots owned by **JND Properties, LLC** (Developer). Subject to the terms and conditions hereof, the payment of this deposit entitles and grants unto Buyer the exclusive right to negotiate and enter into a building contract for the construction of a dwelling house on the subject lot. Said deposit will be held in escrow by the Realtor® pursuant to applicable law and regulation. The parties hereto acknowledge and agree that the deposit is tendered with the express mutual understanding that the rights granted to Buyer hereunder are subject to the following terms and conditions:

- A Buyer must arrange for an appointment to meet with **approved builder** (Building Contractor) within **10 days, time to be of the essence**, from the acceptance date below to consider, review, and discuss the building of a dwelling home on the subject lot.
- B Lot Purchase Agreement and/or a building contract for the construction of a dwelling house on the subject lot, (with Developer or Builder, as the case may be) must be executed by and between the Buyer and Building Contractor, or between the Buyer and Developer (as the case may be) with **60 days, time to be of the essence**, from the acceptance date. The actual start of construction for the dwelling house can be as mutually agreed between the parties.

In the event either of the above provisions (A or B) is not fulfilled as provided, then the exclusive right granted to Buyer hereunder shall automatically terminated without notice by either party. In such event the deposit will be refunded to Buyer, and Buyer will have no right, title or interest to the lot identified above.

It is understood by the parties that the Buyer is responsible for the costs of the drawing and or revising all architectural plans (preliminary and working drawings).

Notwithstanding anything contained above to the contrary, Buyer may terminate this lot deposit receipt and may release the rights granted hereunder, at any time prior to the execution by Buyer and Building Contractor of a building contract for the construction of a dwelling house on the subject lot, by tendering written notice by personal delivery or by certified mail to the Realtor® or the Developer. In the event of such termination by the Buyer, the deposit hereunder will be refunded to the Buyer.

The undersigned agrees to the foregoing provisions.

(Buyer)

(Witness)

(Buyer)

(Developer)

SURROUND YOURSELF WITH GOOD PEOPLE

