



HOWARD HANNA

REAL ESTATE SERVICES



THE LEADER IN LUXURY

Our company is not only one of the top real estate companies in the nation, but we are also the leader in all of our market areas when it comes to high-end properties. Our success comes from our thorough understanding that exquisite listings require unique attention to detail.

Through an affiliation with Luxury Portfolio International[®], we are able to deliver a high-value, highly personalized experience to an increasingly savvy, sophisticated clientele. Luxury Portfolio International[®] is an extension of Leading Real Estate Companies of the World[®] and considered one of the best in the business in terms of the high-end market. Our partnership expands referral opportunities and maximizes our reach, providing more tools for our individual sales associates who are most effective in our market areas and with the clients we represent.



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Call / Text 330-321-9018
bretthigh.howardhanna.com

Disclaimer: Properties featured in this publication are active, sold, or contingent listings as of August 2025







52 TIMBERHILL, SEWICKLEY HEIGHTS PA



21 MIDWAY ROAD, PITTSBURGH PA



1009 SUMMIT DRIVE, MORGANTOWN WV

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Make your property pop

Cover photo:
590 Old Mill Road, Fox Chapel PA
Listed by: Gina Gruden & Nicole DelGreco
See more about this listing on page 38



WELCOME TO THE HOWARD HANNA 2025 HANNA LUXURY MAGAZINE

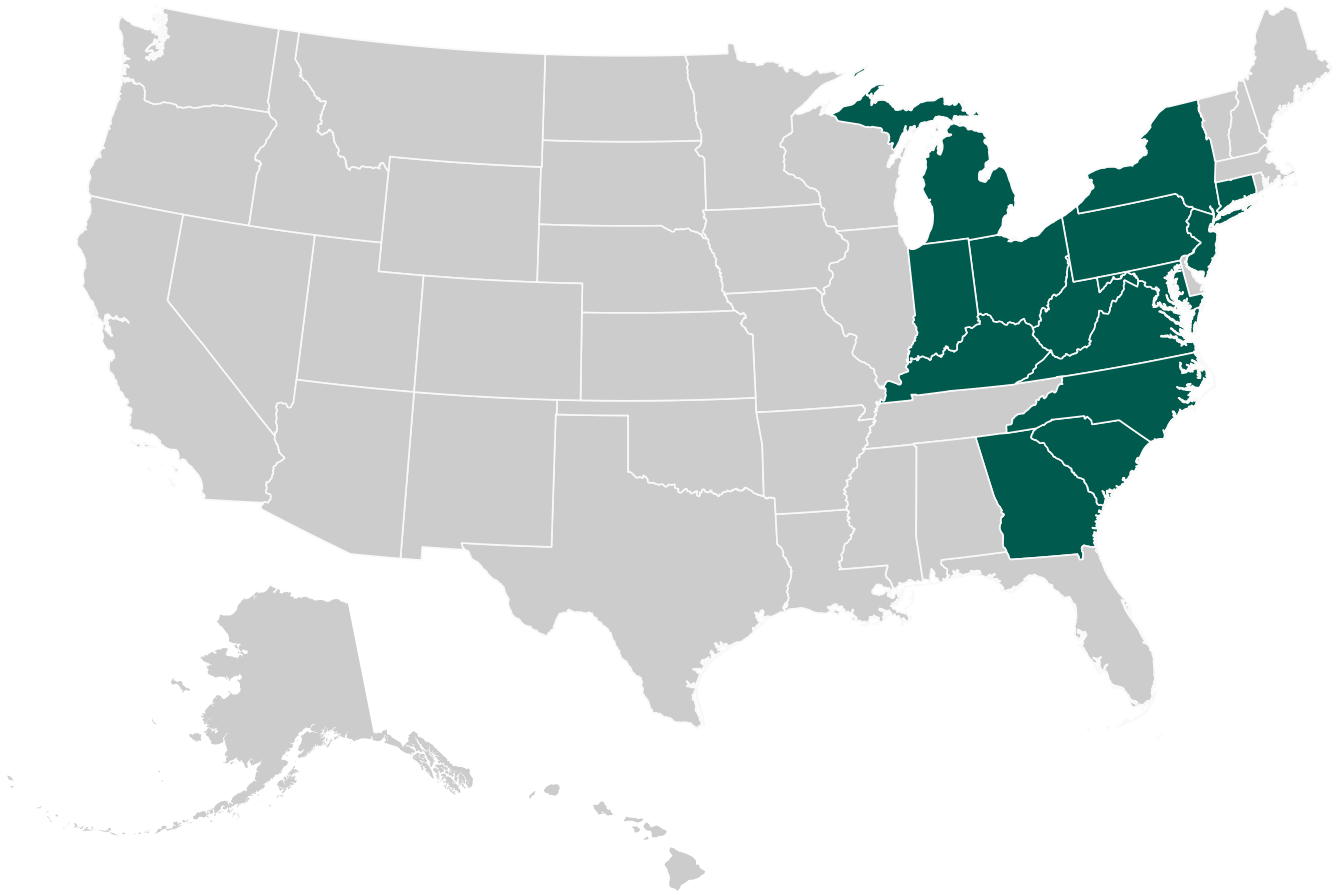
We are excited to share the newest edition of Hanna Luxury Magazine, which truly stands out for the quality and scope of its listings. For our 2025 magazine, we've chosen to showcase a stunning collection of some of the finest luxury homes in the Mid-Atlantic region. In an evolving real estate market, we continue to stand proud as the luxury leader in all our markets. The momentum that we've built across all regions over the past years continued in 2025. Our positions in many markets have continued to strengthen, giving us a greater ability to showcase the widest array of luxury properties up and down the East Coast and into the Midwest, and to take on even more personal referrals.

Our luxury portfolio is more robust than ever before, and we are committed to providing you with a best-in-class experience from start to finish. With 550 affiliates in 70 countries, our Leading Real Estate Companies of the World® network connects us, and you, to the luxury experts and buyers in 800+ major cities from Cancun to Paris. This exclusive partnership enables us to present our properties both locally and globally. Quality, style, and exquisite taste are the epitome of the Hanna Luxury brand, and we hope you enjoy our magazine showcasing our expansive selection of luxury homes.

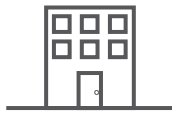
To learn more about any of these fabulous homes or to find out how to have your home featured, visit howardhanna.com/hanna-luxury. I'm always a call or email away - reach out to me at 216.447.4477 or hobyhanna@howardhanna.com.

A handwritten signature in black ink, reading "Hoby". The signature is fluid and stylized, with a long, sweeping underline that loops back under the name.

HOWARD W. "HOBY" HANNA, IV
Chief Executive Officer
Howard Hanna Real Estate Services



14
STATES



475+
OFFICES



14,940+
AGENTS & EMPLOYEES



102,907
HOMES SOLD



#1

BROKERAGE IN PA, OH, NY,
IN & THE CAROLINAS



#1

LARGEST FAMILY-OWNED REAL ESTATE
BROKERAGE IN THE UNITED STATES



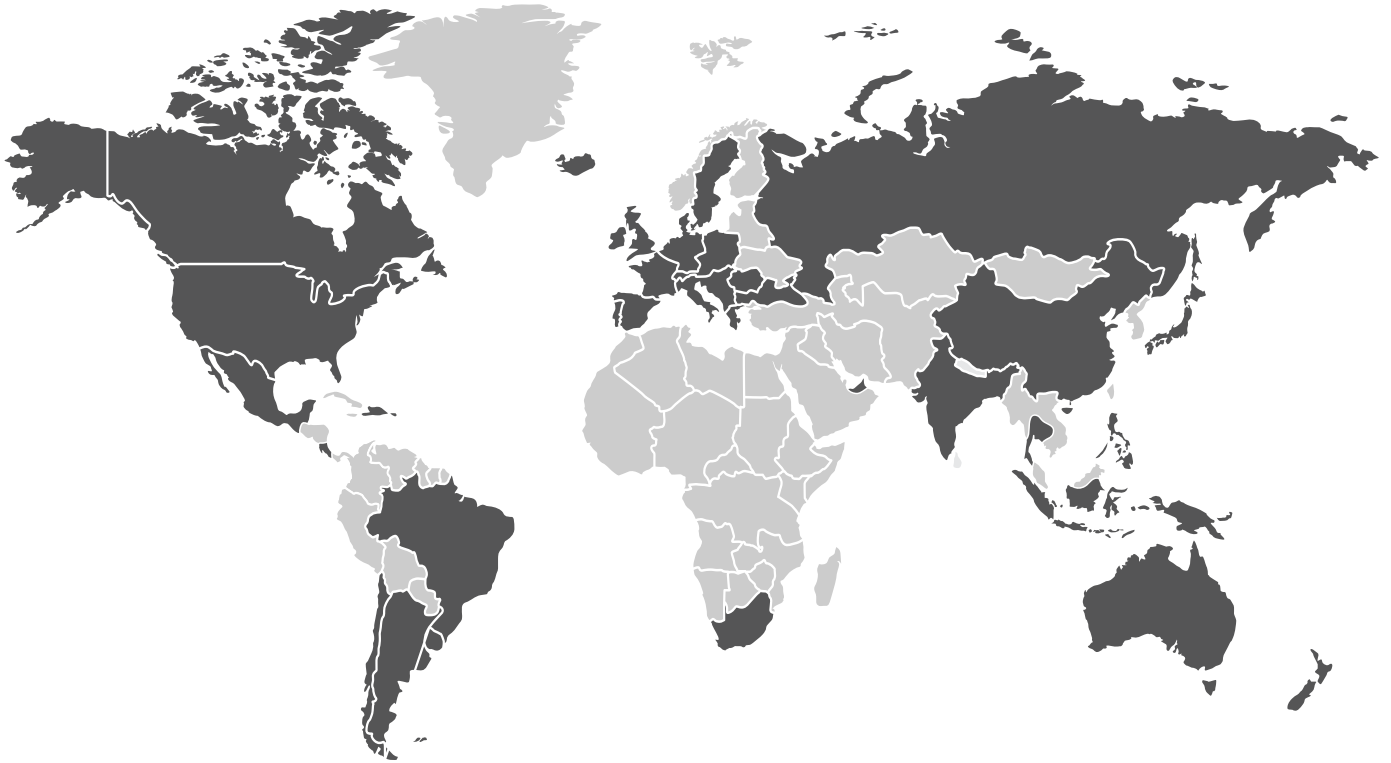
\$37B

IN CLOSED SALES
VOLUME

HOWARD HANNA MARKETS

Howard Hanna Real Estate Services ranks nationally as the 7th largest real estate company with offices across PA, OH, NY, IN, NC, VA, SC, MI, NJ, WV, MD, KY, GA, and CT.

Rankings based on REAL Trends 500 report; based on 2024 transaction sides.



LUXURYPORTFOLIO.COM VISITORS*



800+
CITIES WORLDWIDE



70
COUNTRIES



\$10.3M
IN LIQUID ASSETS



69%
OWN A SECOND HOME

YOUR LISTING WILL BE
TRANSLATED INTO:



9
LANGUAGES



60+
CURRENCIES

Leading REAL ESTATE
COMPANIES
OF THE WORLD*



GLOBAL REACH

Our partnerships with Luxury Portfolio International® (LPI) and Mayfair International ensure that your listing is able to be seen by affluent buyers all over the world, including 800+ major cities from Bangkok to Barcelona.

*According to YouGov Affluent Perspective; Global respondents in the market for a primary personal residence over \$1 million in the next 3 years.



A high-end living room featuring a dark stone fireplace with a mosaic tile accent. The room includes a white sofa, a grey armchair, a silver coffee table, and a silver side table with a white lamp. Large arched windows with white curtains provide natural light. A chandelier hangs from the ceiling.

PENNSYLVANIA

HOMES FROM HOWARD HANNA

514 VILLA DRIVE | PETERS TOWNSHIP





FOX CHAPEL

134 SOUTH DRIVE | \$5,900,000
4 BEDROOMS, 4 FULL BATHROOMS, 4 HALF BATHS

This magnificent, almost 10,000 SF stone Tudor has been meticulously renovated to create the perfect home. Led by acclaimed architect Anthony Stillson, the extensive project included an addition and an updated configuration that seamlessly blends modern amenities with an astonishing wealth of original details. Ideal for everyday living and entertaining, the home includes an exceptional kitchen and fully finished lower level.

STEPHANIE VEENIS
HOWARD HANNA REAL ESTATE
OFFICE: 412.963.6300 • MOBILE: 412.551.9117



SEWICKLEY HEIGHTS

265 SCAIFE ROAD | \$5,390,000
8 BEDROOMS, 8 FULL BATHROOMS, 2 HALF BATHS

Welcome to Sunnymede, a magnificent estate that seamlessly blends historic grandeur with modern elegance. Designed in 1921 by William Boyd Jr. and inspired by a Loire Valley château, the main house sits atop nearly six lush acres in Sewickley Heights, surrounded by Frederick Law Olmsted-designed gardens. Additional amenities include a saltwater pool, pergola, pool house with full kitchen and bath, greenhouse, and coach house with full apartment.

SCOTT UMSTEAD | JENNIFER TANABE
HOWARD HANNA REAL ESTATE
OFFICE: 412.741.2200 · MOBILE: 412.716.7011 | 412.596.4035







SEWICKLEY HEIGHTS

52 TIMBERHILL | \$4,975,000
6 BEDROOMS, 8 FULL BATHROOMS, 3 HALF BATHS

Enjoy unparalleled privacy on 10+ acres in Sewickley Heights, yet very close to the charming Village of Sewickley. This custom-built estate is designed to blend seamlessly with its natural surroundings. Neutral stonework throughout the interior combines with soaring ceilings, large windows and doors, French limestone and hardwood floors, and many fireplaces to create a home ideal for both everyday living and entertaining.

CARROLL FERGUSON & WARD LEY TEAM
HOWARD HANNA REAL ESTATE
OFFICE: 412.741.2200 | 412.963.6300 • MOBILE: 412.551.7749 | 412.849.5767

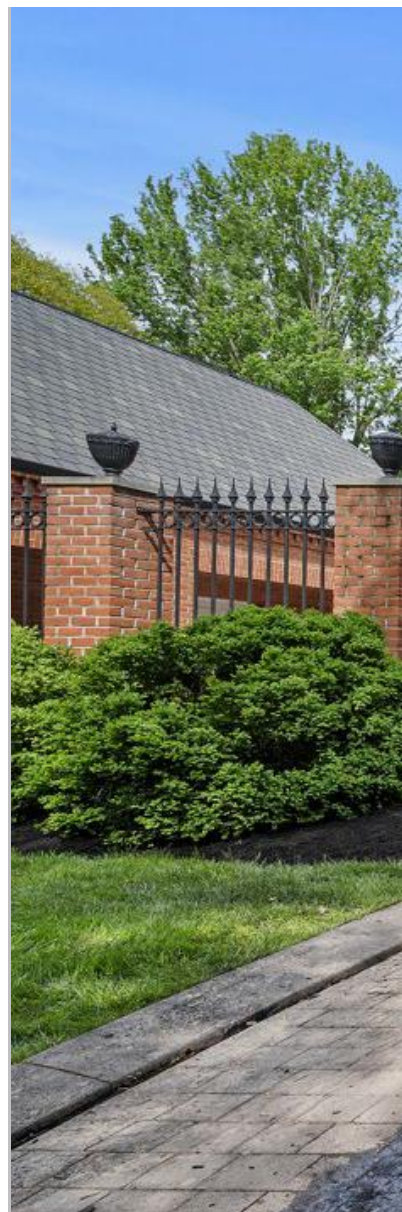


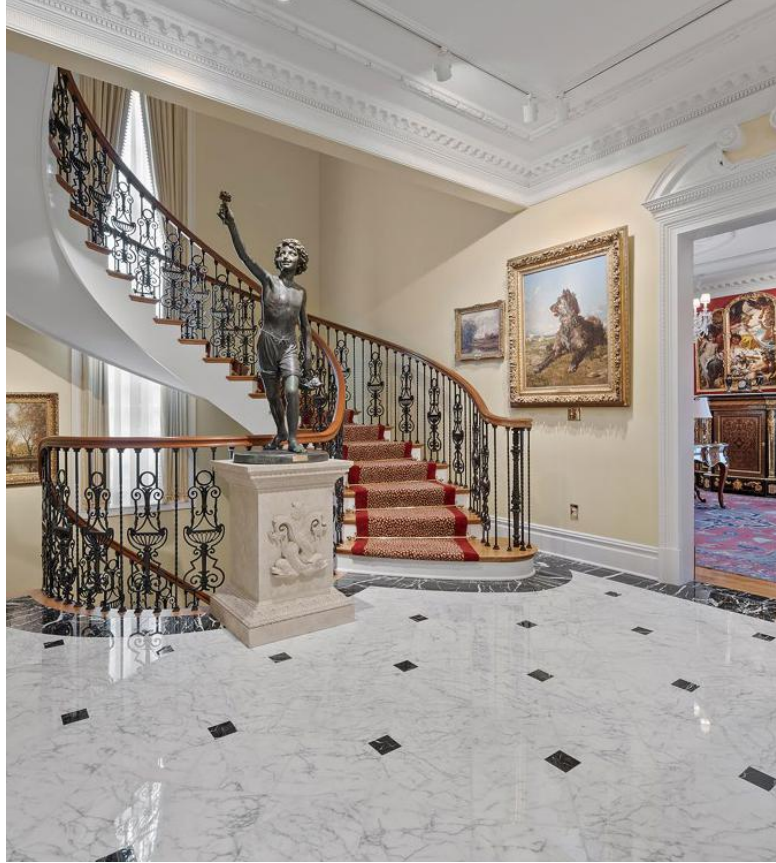
FOX CHAPEL

418 FOX CHAPEL ROAD | \$4,500,000
5 BEDROOMS, 6 FULL BATHROOMS, 1 HALF BATH

This exceptional estate blends timeless Georgian architecture with modern luxury. A gated courtyard leads to an elegant façade, setting the tone for an interior with soaring ceilings, inlaid marble, intricate moldings, and grand columns. A dramatic entry and floating staircase connect every level, complemented by a rear staircase and elevator. Designed for entertaining, the formal rooms flow effortlessly.

WARD LEY TEAM
HOWARD HANNA REAL ESTATE
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SEWICKLEY HEIGHTS

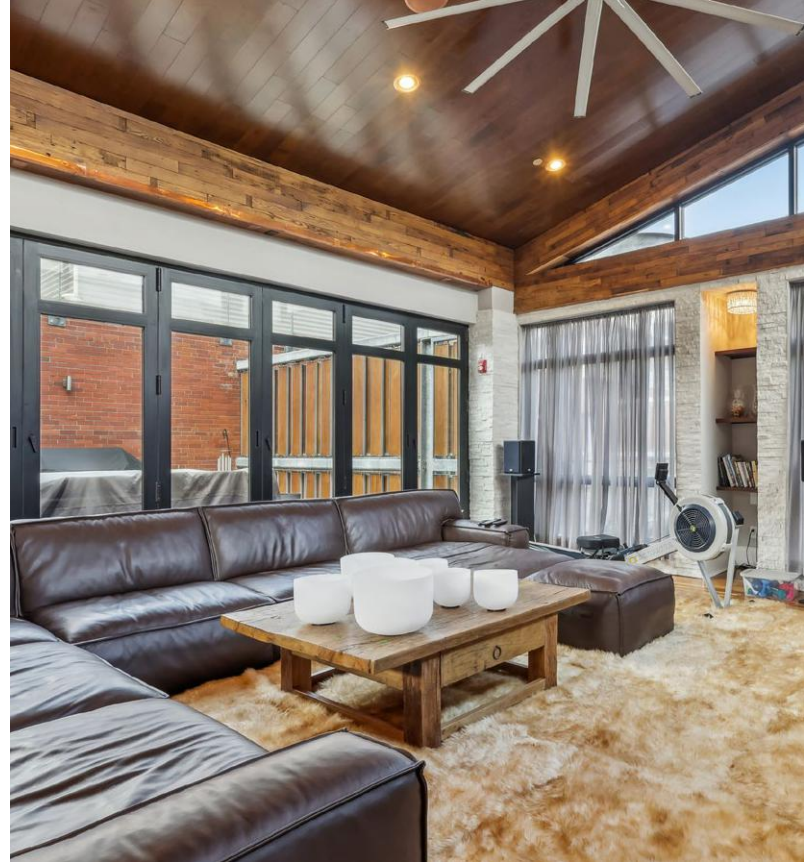
169 COUNTRY CLUB ROAD | \$3,995,000
4 BEDROOMS, 4 FULL BATHROOMS, 3 HALF BATHS

Take the rare opportunity to create your dream home! This fabulous estate in Sewickley Heights is sited on a hillside overlooking Allegheny Country Club, possibly the most sought-after location in the county. Enjoy stunning views of the 15+ acres, as well as the manicured golf course. Unique historic gardens bring Old World charm. This gracious estate could be enhanced with an addition or total rebuild—a rare opportunity!

CARROLL FERGUSON
HOWARD HANNA REAL ESTATE
OFFICE: 412.741.2200 • MOBILE: 412.551.7749







PITTSBURGH

215 25TH STREET UNIT 7 | \$3,700,000
3 BEDROOMS, 3 FULL BATHROOMS, 2 HALF BATHS

Be prepared to be wowed by this meticulously appointed townhome in the heart of the vibrant Strip District. Each room showcases high-end finishes and luxurious upgrades, elevating your living experience. Relax outdoors on the beautifully designed balconies, ideal for enjoying captivating views of the cityscape. This townhome is the perfect blend of sophistication and urban living, offering an exceptional lifestyle in a prime location.

BERTIE VERBANAC

HOWARD HANNA REAL ESTATE

OFFICE: 724.272.8822 • MOBILE: 724.772.9292 | 724.272.4802



FOX CHAPEL

999 ELMHURST ROAD | \$2,900,000 | **SOLD**
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

This award-winning Lindal cedar home, set on a prime corner lot in Fox Chapel Borough, blends sustainability with modern luxury. Awarded multiple honors by the Builders Association of Metropolitan Pittsburgh (BAMP), it features geothermal heating, solar panels, a Superior Wall System, and 10 zones of radiant heating. Exquisite craftsmanship includes mahogany doors, cedar ceilings, and Villeroy & Boch tiles.

SABRINA GERACI
HOWARD HANNA REAL ESTATE
OFFICE: 412.963.6300 • MOBILE: 412.855.1853







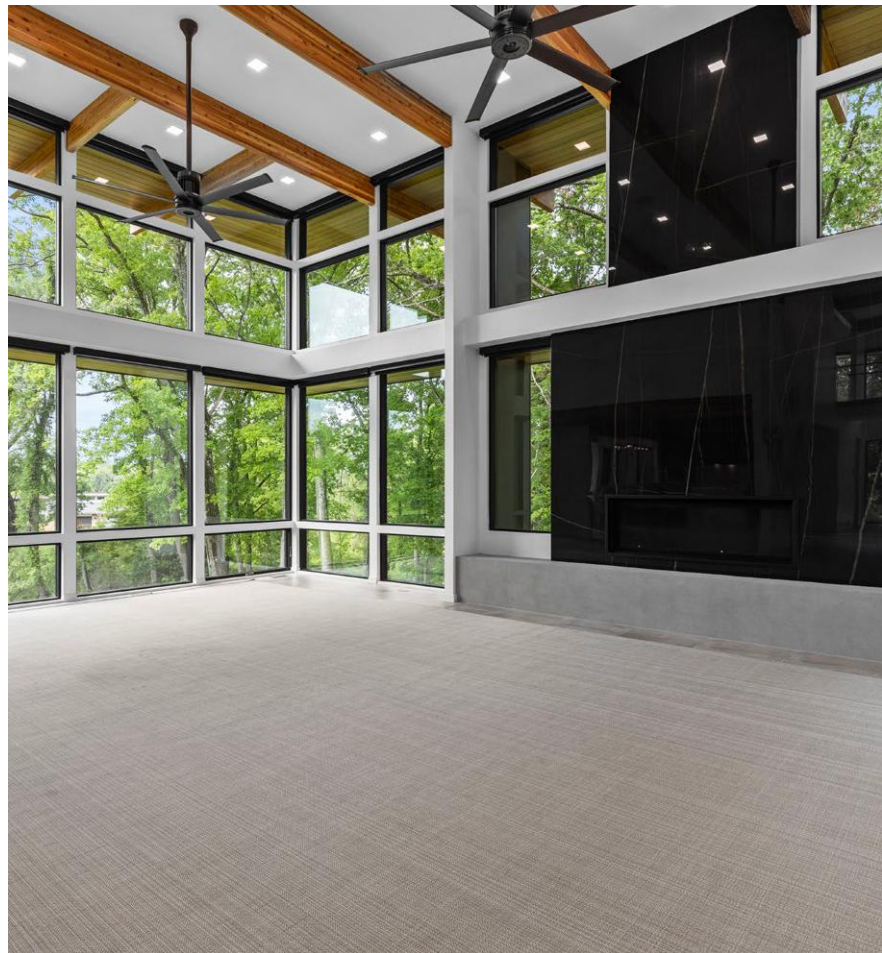
FOX CHAPEL

409 FOX CHAPEL ROAD | \$2,800,000
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

This newly custom-built and never-lived-in standout was inspired by the visionary principles of Frank Lloyd Wright, utilizing Washington state western red cedar to express architectural ingenuity and timeless design. Rich materials and meticulous craftsmanship elevate the luxurious ambiance. The seamless commute to nearby Google and Duolingo offices ensures that residents can effortlessly navigate between work and leisure.

MOLLY FINLEY
HOWARD HANNA REAL ESTATE
OFFICE: 412.963.6300 • MOBILE: 412.427.9668







PETERS TOWNSHIP

514 VILLA DRIVE | \$2,790,000
5 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Experience the pinnacle of luxury living in this exceptional estate on 1.65 acres with pond access. Inside, discover gleaming marble flooring and soaring ceilings. Dramatic walls of glass steal the show—floor-to-ceiling windows wrap nearly every living space, delivering panoramic views from every angle. The chef's kitchen is a dream, outfitted with top-of-the-line appliances, dual oversized islands, and designer finishes.

JEN SCHALK
HOWARD HANNA REAL ESTATE
OFFICE: 412.833.3600 • MOBILE: 412.327.4209



UPPER ST. CLAIR

1909 HIGHGATE ROAD | \$2,700,000
4 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

Set on nearly an acre of manicured grounds adjacent to the historic Gilfillan Farm, this extraordinary English Tudor Manor offers a rare blend of timeless elegance and modern luxury. Every inch has been thoughtfully curated, marrying the rich character of its original design with refined, high-end updates true to its architectural roots. Outside, meandering stone paths weave through beautifully designed outdoor living spaces.

LAUREN GANOE & SHANNON ROSENBERRY
HOWARD HANNA REAL ESTATE
OFFICE: 412.833.3600 • MOBILE: 412.334.3122 | 302.584.6049







MT. LEBANON

21 MIDWAY ROAD | \$2,500,000
6 BEDROOMS, 6 FULL BATHROOMS, 2 HALF BATHS

Become part of Mt. Lebanon's history at this original 1928 Virginia Manor model home, beautifully maintained and thoughtfully updated. This estate-style home blends historic charm with modern luxury and includes pegged hardwood, plaster walls and moldings, 7 fireplaces, custom wood trim, pocket doors, and 5 staircases. A wall of glass doors and windows leads from the expansive family room to a 67' European-style patio.

MICHELE BELICE
HOWARD HANNA REAL ESTATE
OFFICE: 412.561.7400 • MOBILE: 412.414.7105





PETERS TOWNSHIP

113 VICTOR STREET | \$2,900,000
6 BEDROOMS, 6 FULL BATHROOMS, 1 HALF BATH

Experience refined elegance in this new construction model home. Set on a fully usable flat lot, this property blends timeless architecture with modern amenities, highlighted by a striking brick and stone façade. Inside, enjoy open living with a two-story foyer and great room with 20-foot ceilings. At the heart of the home, the stunning eat-in kitchen features gourmet appliances, cabinetry to the ceiling, and a 12-foot island.

BARRETT HOSKINS
HOWARD HANNA REAL ESTATE
OFFICE: 412.833.3600 • MOBILE: 724.554.2947





FOX CHAPEL

918 W WALDHEIM ROAD | \$2,360,000
5 BEDROOMS, 4 FULL BATHROOMS, 2 HALF BATHS

Live in the heart of Fox Chapel borough on 6 acres. History awaits you on all levels of this classic Tudor with today's floor plan and lifestyle updates. Architecture of the 1920s defies the ordinary and adds value. Expansive lawn areas surround the home, while the rear affords privacy.

STEPHANIE VEENIS
HOWARD HANNA REAL ESTATE
OFFICE: 412.963.6300 • MOBILE: 412.551.9117

O'HARA TOWNSHIP

1502 POWERS RUN ROAD | \$2,325,000
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

This spectacular new construction on nearly 1 acre in the Fox Chapel Area School District offers timeless design, exceptional craftsmanship, and luxurious finishes throughout. The heart of the home is a stunning gourmet kitchen featuring Shaker-style, soft-close cabinetry, gorgeous quartzite countertops, stainless steel appliances, built-in undercounter beverage center, and an extra-large island with prep sink.

MOLLY FINLEY & SCOTT UMSTEAD
HOWARD HANNA REAL ESTATE

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GIBSONIA

2001 OLD ORCHARD PLACE | \$2,190,000
5 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Experience resort-style living in this impressive Provincial situated on a manicured 1.4-acre lot overlooking the desirable Treesdale Golf Course. This spectacular home boasts unsurpassed craftsmanship at every corner with an appealing open floor plan and unparalleled elegance throughout.

MARY ANN BRETTELL & JESSICA BRETTELL
HOWARD HANNA REAL ESTATE
OFFICE: 724.772-8822 • MOBILE: 412.585.2585 | 724.272.6669

MARSHALL

2012 MALLARD LANE | \$2,158,990
6 BEDROOMS, 6 FULL BATHROOMS, 1 HALF BATH

Another amazing custom-built home by Benjamin Marcus Homes, located in Mallard Pond. This home offers many features, including 10-foot ceilings on the main level, a luxurious gourmet kitchen, two-story family room, morning/sun room, stained study, and a breathtaking owners suite.

TONY NUCCI
HOWARD HANNA REAL ESTATE
OFFICE: 724.772.8822 • MOBILE: 724.316.8556





SQUIRREL HILL

1043 HIGHMONT ROAD | \$2,100,000
5 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Experience unparalleled city living on a quiet cul-de-sac near Shadyside and Squirrel Hill. This stately brick house has been magnificently renovated throughout with premium finishes. Upon entering, you are greeted by the open floor plan, limestone fireplace, and wide-plank oak floors.

MARYANN J. BACHARACH
HOWARD HANNA REAL ESTATE
OFFICE: 412.361.4000 • MOBILE: 412.874.8465

FOX CHAPEL

590 OLD MILL ROAD | \$2,099,000
6 BEDROOMS, 6 FULL BATHROOMS, 1 HALF BATH

Welcome to your dream home—an extraordinary residence offering nearly 8,000 SF of meticulously upgraded living space on just under 6 acres of picturesque land. Perfectly positioned for privacy and outdoor enjoyment, the property features beautifully maintained walking trails, expansive open lawns, and plenty of space for recreation or relaxation. Inside, the home showcases high-end finishes and thoughtful design throughout.

GINA GRUDEN & NICOLE DELGRECO

HOWARD HANNA REAL ESTATE

OFFICE: 412.963.6300 • MOBILE: 412.370.5656 | 412.651.2932





FOX CHAPEL

114 HILLCREST RD | \$2,025,000 | **SOLD**
4 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

Welcome to 114 Hillcrest Road, an architecturally stunning home privately nestled on nearly 2 acres in Fox Chapel. Illuminated with natural light from skylights and full-length windows, it features a dramatic sunken living room with soaring ceilings and a dual-sided brick fireplace.

MOLLY FINLEY
HOWARD HANNA REAL ESTATE
OFFICE: 412.963.6300 • MOBILE: 412.427.9668

SQUIRREL HILL

1690 SHELBURNE LANE | \$1,999,000
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

Containing every possible amenity and plenty of upgrades, this custom-built, open-concept home is in impeccable condition. The day views are of the river and lush foliage, and the early morning views are of spectacular sunrises that are truly astounding. Everything is over-the-top quality.

ROSLYN NEIMAN
HOWARD HANNA REAL ESTATE
OFFICE: 412.361.4000 • MOBILE: 412.889.5488





UPPER ST. CLAIR

1271 REDFERN DRIVE | \$1,995,000
5 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Nestled in the heart of highly sought-after Deerfield Manor, this exceptional 7,000 SF custom home offers an unparalleled living experience. The main level primary suite is a private retreat, complete with a spa-like bathroom. The gourmet kitchen is the true heart of the home!

MELISSA PALMER
HOWARD HANNA REAL ESTATE
OFFICE: 412.561.7400 • MOBILE: 412.427.7406



SEWICKLEY HEIGHTS

105 LEE ROAD | \$1,966,000
6 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Set on over five private acres of land in a highly desired location, this beautifully renovated Colonial-style home offers timeless elegance and relaxed modern living. The heart of this home is the open concept great room encompassing a gathering area and an impressive dining area.

SCOTT UMSTEAD & JENNIFER TANABE
HOWARD HANNA REAL ESTATE
OFFICE: 412.741.2200 • MOBILE: 412.716.7011 | 412.596.4035

UPPER ST. CLAIR

1789 HASTINGS MILL ROAD | \$1,950,000
4 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

Inspired by the iconic style of Frank Lloyd Wright, this home exudes sophistication. Perched on over an acre of land overlooking St. Clair Country Club, this luxurious listing offers unparalleled views of professionally landscaped gardens, creating a picturesque setting for entertaining.

LAUREN GANOE & SHANNON ROSENBERRY
HOWARD HANNA REAL ESTATE
OFFICE: 412.833.3600 • MOBILE: 412.334.3122 | 302.584.6049





SQUIRREL HILL

1637 PARKVIEW | \$1,850,000
6 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Experience the pinnacle of refined living in this impeccably crafted, custom-built estate, gracefully situated within one of the region's most coveted neighborhoods. This distinguished home exudes thoughtful design and an effortless blend of comfort and sophistication.

ANDREA EHRENREICH
HOWARD HANNA REAL ESTATE
OFFICE: 412.421.9120 • MOBILE: 412.327.7665

PITTSBURGH

301 5TH AVENUE UNIT 702 | \$1,640,000
2 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

This exclusive property is the only existing two-story residence at Piatt Place. An original construction of two units combined to offer 2,600 SF of inspirational design, expert craftsmanship, and architectural detail with showstopper views from three levels of balconies.

DIANA MATHISON & KATHLEEN MATHISON
HOWARD HANNA REAL ESTATE

OFFICE: 412.561.7400 • MOBILE: 412.401.3765 | 412.377.7017





MARSHALL

2023 CAYMUS COURT | \$1,525,000 | **SOLD**
5 BEDROOMS, 6 FULL BATHROOMS, 1 HALF BATH

Nestled in the highly sought-after Sonoma Heights neighborhood, this Nantucket model by Infinity Custom Homes is a dream with its natural light, open floor plan, and four levels of flexible living space. The home features a gourmet kitchen with a spacious island and a bright breakfast/sunroom.

BETH THOMAS
HOWARD HANNA REAL ESTATE
OFFICE: 412.833.3600 • MOBILE: 412.865.9865

OAKMONT

54 1ST STREET | \$1,595,000
4 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

Move-in ready at The River's Edge of Oakmont and packed with high-end upgrades, this elegant Overlook Brownstone offers luxury living in one of Pittsburgh's most desirable communities.

DEBBIE DONAHUE
HOWARD HANNA REAL ESTATE
OFFICE: 412.361.4000 • MOBILE: 412.302.3298





UPPER ST. CLAIR

1512 FOX CHASE LANE | \$1,550,000
4 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

This fabulous property in Upper St. Clair's executive community of Fox Chase is the perfect multi-generational home. The lower level is a home unto itself with a game room with fireplace, full bath, exterior access, exercise space, 2nd laundry, pub-style bar/kitchen, and bedroom.

VERA PURCELL
HOWARD HANNA REAL ESTATE
OFFICE: 412.561.7400 • MOBILE: 412.916.4488

MURRYSVILLE

139 BELLA VISTA COURT | \$1,499,900
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

This fully updated estate opens to a fabulous 2-story foyer with a grand staircase! French doors lead to a formal living room with hardwood flooring, crown moldings, and a beautiful fireplace, while the gourmet kitchen opens to a rear patio and large dining area with chandelier.

DEBORAH KANE
HOWARD HANNA REAL ESTATE
OFFICE: 412.856.8800 • MOBILE: 412.996.1530





OAKMONT

11 ALLEGHENY AVENUE | \$1,499,900
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

This home takes you to the next level! Enjoy resort-style amenities at The River's Edge, including an infinity swimming pool, clubhouse, fitness center, and river walk. The main level is designed for entertaining and recreation, with a cozy sitting room that opens to a private courtyard.

LORI HUMMEL
HOWARD HANNA REAL ESTATE
OFFICE: 412.421.9120 • MOBILE: 412.287.1739

HAMPTON

2685 SUNSET LANE | \$1,499,500
4 BEDROOMS, 4 FULL BATHROOMS, 2 HALF BATHS

Nestled in the heart of Hampton Township, this stunning English-style manor house offers multiple indoor and outdoor spaces for enjoyment. Encompassing over two acres of park-like grounds, the property is a tranquil oasis that has been featured on a botanical garden tour.

CHRISTINE CAROPRESI
HOWARD HANNA REAL ESTATE
OFFICE: 724.934.3400 • MOBILE: 412.377.2603





SALTLICK TOWNSHIP

173 ALPINE HEIGHTS ROAD | \$1,495,000
6 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

Built in 1972 and lovingly known as The Castle, this contemporary home offers space for lots of guests with a spectacular view of North Face at 7 Springs Resort. The gourmet kitchen includes both gas and electric cooktops, a Gaggenau steam oven, walk-in pantry, and great work spaces.

ANNETTE GANASSI
HOWARD HANNA REAL ESTATE
OFFICE: 724.238.9099 • MOBILE: 412.551.7300

SEWICKLEY

1432 MYSTIC VALLEY DRIVE | \$1,465,000 | **SOLD**
5 BEDROOMS, 4 FULL BATHROOMS, 2 HALF BATHS

Nestled on a picturesque, one-acre, cul-de-sac lot, this stunning residence offers over 7,000 square feet of refined and beautifully updated living space. From the moment you enter the dramatic two-story foyer, you're greeted by timeless elegance and thoughtful design.

CATHERINE BLANDI
HOWARD HANNA REAL ESTATE
OFFICE: 724.934.3400 • MOBILE: 724.831.0891





HARRISBURG

2917 N FRONT STREET | \$1,400,000
6 BEDROOMS, 6 FULL BATHROOMS, 1 HALF BATH

This is a rare opportunity to own a historic riverfront mansion in Harrisburg City! The Mary Sachs is a spectacular limestone mansion built in 1926 by a prominent Harrisburg business woman and beautifully restored by the previous owners, sitting above the flood plain along Harrisburg's scenic riverfront.

LISA WERNER & CHRISTINE FARRELL
HOWARD HANNA REAL ESTATE
OFFICE: 717.920.9700 • MOBILE: 717.599-0179 | 717.421.0292

HARRISBURG

2909 N FRONT STREET | \$1,400,000
7 BEDROOMS, 5 FULL BATHROOMS, 2 HALF BATHS

Grand is the word that comes to mind to describe this historic, stone, riverfront mansion in Harrisburg City! The Ledgestone Mansion is a Tudor Revival built in 1916 that sits above the flood plain along Harrisburg's scenic Susquehanna Riverfront. It's like stepping back in time.

LISA WERNER & CHRISTINE FARRELL
HOWARD HANNA REAL ESTATE

OFFICE: 717.920.9700 • MOBILE: 717.599-0179 | 717.421.0292





OAKMONT

22 CAROLINA AVENUE | \$1,399,900
4 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Located in the sought-after River's Edge of Oakmont, this three-story home includes a carriage loft over the garage. Just 4 years old, the home is defined by generous room sizes, an open floor plan, and multiple outdoor spaces including a patio/courtyard.

LORI HUMMEL
HOWARD HANNA REAL ESTATE
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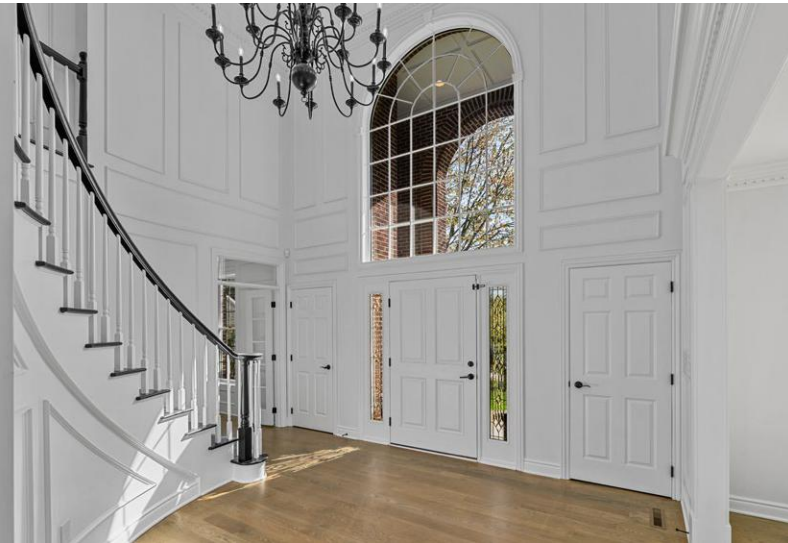
PINE TOWNSHIP

253 WHETHERBURN DRIVE | \$1,395,000
6 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

This completely remodeled, all-brick home in North Park Manor sits on a quiet cul-de-sac. Among the updates that elevate this home are a remodeled chef's kitchen, newly added and refinished hardwood floors, freshly painted interiors, all new bathrooms, and a custom primary closet system.

TERRENCE THURBER & LISA THURBER
HOWARD HANNA REAL ESTATE

OFFICE: 724.934.3400 • MOBILE: 412.844.5536 | 412.328.2892



HARRISBURG

407 N FRONT STREET | \$1,395,000
10 BEDROOMS, 1 FULL BATHROOM, 5 HALF BATHS

Welcome to a unique opportunity to own a piece of history at this charming Victorian-style residence, The J. Donald Cameron Mansion, built in 1870. The dramatic architecture boasts timeless elegance and solid stone construction, offering both character and durability.

LISA WERNER & CHRISTINE FARRELL
HOWARD HANNA REAL ESTATE

OFFICE: 717.920.9700 • MOBILE: 717.599-0179 | 717.421.0292





POINT BREEZE

6820 EDGERTON | \$1,350,000
5 BEDROOMS, 3 FULL BATHROOMS, 2 HALF BATHS

Nestled in the heart of a highly sought-after neighborhood, this Tudor-style residence embodies timeless elegance and modern comfort. The second level includes a lovely primary suite and a mahogany den/office. Outdoors, the gated courtyard and side porch are perfect for entertaining or play.

ANDREA EHRENREICH
HOWARD HANNA REAL ESTATE
OFFICE: 412.421.9120 • MOBILE: 412.327.7665

SHADYSIDE

420 DENNISTON | \$1,325,000
5 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

This majestic, 3-story Victorian graces a peaceful street in the heart of Shadyside. The open floor plan blends modern amenities with Old World charm, intricate features, and sun-filled rooms. A breakfast nook nestled beside expansive windows offers a sunny spot for casual meals.

MAGGSIE SLIGER
HOWARD HANNA REAL ESTATE
OFFICE: 412.963.6300 • MOBILE: 412.551.6884





PITTSBURGH

1 PIUS STREET A5 | \$1,299,000
3 BEDROOMS, 2 FULL BATHROOMS, 1 HALF BATH

In the sea of sameness of new construction in the urban real estate landscape, this architectural gem is above it all. The Tower at 1 Pius is a unique historical residence housing the clock tower of the old Saint Michael's Church and offers escape, privacy, views, and luxury.

RICK HAWKINBERRY
HOWARD HANNA REAL ESTATE
OFFICE: 412.361.4000 • MOBILE: 412.370.5509

PITTSBURGH

1102 GRANDVIEW AVENUE UNIT 9 | \$1,299,000
3 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

Located at the center of Mt. Washington with breathtaking views that stretch across the city of Pittsburgh, this home is a blend of style, comfort, peace, and reflection. A spacious sunken living room has a wall of windows framing stunning panoramic views, and glass doors to the balcony.

VERA PURCELL

HOWARD HANNA REAL ESTATE

OFFICE: 412.561.7400 • MOBILE: 412.916.4488





SEWICKLEY

612 GROVE STREET | \$1,295,000
5 BEDROOMS, 3 FULL BATHROOMS, 2 HALF BATHS

In the heart of Sewickley Village, this charming Colonial blends traditional and contemporary periods. An inviting center hall staircase welcomes. Included in the carefully detailed design are hardwood floors, crown moldings, two window seats, and two fireplaces on the main level.

LINDA TAYLOR
HOWARD HANNA REAL ESTATE
OFFICE: 412.741.2200 • MOBILE: 412.377.8144

POINT BREEZE

125 PENROSE DRIVE | \$1,200,000
4 BEDROOMS, 3 FULL BATHROOMS

Enter into refined comfort with this stunningly updated mid-century modern brick home nestled on a quiet cul-de-sac, thoughtfully designed in today's most sought-after style.

ANDREA EHRENREICH
HOWARD HANNA REAL ESTATE
OFFICE: 412.421.9120 • MOBILE: 412.327.7665





ERIE

1505 S SHORE DRIVE | \$1,200,000
6 BEDROOMS, 3 FULL BATHROOMS, 1 HALF BATH

Discover unmatched elegance in this stunning residence, where luxury meets sophistication. The open layout is perfect for entertaining, featuring a gourmet chef's kitchen with island and chic peninsula that flows into the beautiful family room. Sunlight fills the formal living room.

DONNA LAWERGREN
HOWARD HANNA REAL ESTATE
OFFICE: 814.835-1200 • MOBILE: 814.392.5215

MARSHALL

1337 PRINCETON PLACE | \$1,200,000
5 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

Step into your dream home in Sterling Woods, where luxury meets comfort! This classic beauty offers thoughtful updates at every turn. Host with ease in the expansive chef's kitchen open to a dining room, all-season room, and family room with a wall of windows showcasing outdoor living.

LYNNE BINGHAM
HOWARD HANNA REAL ESTATE
OFFICE: 412.276.5000 • MOBILE: 412.855.9154





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KEY REMODELING TRENDS

According to a recent report, home renovation spending will grow by 5.3% this year, and this is largely due to price increases rather than volume. Experts predict remodeling projects will pick up significantly in the second half of the year, as hopefully interest rates will drop to a level that will make more consumers comfortable.

Here's a look at what's trending on the home renovation front:

EMPHASIS ON NATURAL MATERIALS

After a long hiatus, natural materials are experiencing a revival, driven by a consumer desire for more authentic and organic elements in their spaces. This shift is evident in the growing demand for materials like natural stone, wood flooring, and unpainted cabinets. While solid surfaces like quartz remain a staple, a significant number of homeowners are now choosing the unique character of quartzite and granite for their renovations. Similarly, wooden cabinetry is seeing a surge in requests and currently stands as the top choice for bathroom vanities.

KITCHEN REMODELS

The desire to entertain at home is fueling many kitchen renovations right now. Homeowners with smaller, closed-off kitchens are rushing to take down walls and expand their space, creating a central hub in the home and a dedicated entertaining hot spot. Overall spending on kitchen renovations continues to ease forward, as the median spend for major remodels of small kitchens rose by 9%, to \$35,000, while the median spend on larger kitchen remodels comes in around \$55,000. Renovations for upscale kitchens start at \$150,000 for large kitchens and \$90,000 for smaller kitchens.



OUTDOOR IMPROVEMENTS

Home exterior upgrades are still popular, as an increasing number of homeowners desire to double their entertaining space while creating a personal oasis outdoors for their families. Many outdoor projects opt for low-maintenance materials like composite decking, as it offers the warmth and charm of real wood without the ongoing maintenance. Homeowners eager to entertain outdoors look beyond the traditional grill and splurge on luxury outdoor kitchens, complete with natural material countertops and even pizza ovens to help whip up a culinary feast. The latest figures show that a modest deck addition will cost homeowners about \$17,615, while a composite deck of modest size will run just over \$24,000.



BATHROOM RENOVATIONS

Bathrooms are popular in terms of renovation projects and spending. In fact, renovating a guest bathroom is just as popular as remodeling a kitchen right now. Homeowners are opting to install zero-entry showers for both a seamless look and to aid in aging in place, as well as water-efficient fixtures, steam showers, and natural materials. A mixing of materials—whether that's mixing metals and/or combining different types of tiles—is trending. Homeowners can expect to spend about \$17,000 to remodel a small primary bathroom and \$25,000 for a larger bathroom. Renovators choosing custom and luxury materials can expect to spend between \$40,000 and \$70,000.

COLLIER TOWNSHIP

8010 SHERWOOD DRIVE | \$1,095,000
4 BEDROOMS, 3 FULL BATHROOMS,
1 HALF BATH

DANIELLE MACH
HOWARD HANNA REAL ESTATE
OFFICE: 724.941.8800 • MOBILE: 412.302.4184



MURRYSVILLE

4613 FOREST RIDGE COURT | \$1,179,000
4 BEDROOMS, 5 FULL BATHROOMS

MAUREEN RUEFLE
HOWARD HANNA REAL ESTATE
OFFICE: 724.327.5161 • MOBILE: 412.417.1772



MT. WASHINGTON

1 TRIMONT LANE 780E | \$1,150,000
3 BEDROOMS, 2 FULL BATHROOMS,
1 HALF BATH

SHERRI MAYER
HOWARD HANNA REAL ESTATE
OFFICE: 412.421.9120 • MOBILE: 412.760.0412





SEWICKLEY HEIGHTS

804 PERSIMMON ROAD | \$1,100,000
4 BEDROOMS, 3 FULL BATHROOMS

CARROLL FERGUSON
HOWARD HANNA REAL ESTATE
OFFICE: 412.741.2200 • MOBILE: 412.551.7749



ADAMS TOWNSHIP

906 BIG BEAR COURT | \$1,050,000
4 BEDROOMS, 3 FULL BATHROOMS,
2 HALF BATHS

SUE MALAGISE
HOWARD HANNA REAL ESTATE
OFFICE: 724.452-1100 • MOBILE: 724.816.5968



FRANKLIN PARK

1603 BRIARWOOD DRIVE | \$1,050,000
6 BEDROOMS, 5 FULL BATHROOMS

MELANIE MARSH
HOWARD HANNA REAL ESTATE
OFFICE: 724.772.8822 • MOBILE: 412.980.5654

DILLSBURG

17 MONTEGO COURT | \$975,000
6 BEDROOMS, 5 FULL BATHROOMS

LAURA SULLIVAN
HOWARD HANNA REAL ESTATE
OFFICE: 717.920.9700 • MOBILE: 717.215.5016



COLLIER TOWNSHIP

1060 COLONY DRIVE | \$950,000
4 BEDROOMS, 3 FULL BATHROOMS,
2 HALF BATHS

DANIELLE MACH
HOWARD HANNA REAL ESTATE
OFFICE: 724.941.8800 • MOBILE: 412.302.4184



SQUIRREL HILL

3319 BEECHWOOD BLVD | \$925,000
6 BEDROOMS, 4 FULL BATHROOMS

RICK HAWKINBERRY
HOWARD HANNA REAL ESTATE
OFFICE: 412.361.4000 • MOBILE: 412.370.5509





O'HARA TOWNSHIP

323 CORNWALL DRIVE | \$920,000
5 BEDROOMS, 3 FULL BATHROOMS,
2 HALF BATHS

COLLEEN STEIGERWALT
HOWARD HANNA REAL ESTATE
OFFICE: 412.963.6300 • MOBILE: 412.260.8801



MONROEVILLE

322 RED OAK COURT | \$899,900
4 BEDROOMS, 5 FULL BATHROOMS,
1 HALF BATH

DEBORAH KANE
HOWARD HANNA REAL ESTATE
OFFICE: 412.856.8800 • MOBILE: 412.996.1530



O'HARA TOWNSHIP

6 TIMBERLANE DRIVE | \$899,900
4 BEDROOMS, 2 FULL BATHROOMS,
2 HALF BATHS

DEBORAH KANE & LEIGH FRIDAY
HOWARD HANNA REAL ESTATE
OFFICE: 412.856.8800 • MOBILE: 412.996.1530
OFFICE: 412.963.6300 • MOBILE: 412.977.3310

SQUIRREL HILL

2122 BEECHWOOD BLVD | \$899,999
5 BEDROOMS, 3 FULL BATHROOMS,
1 HALF BATH

SHERRI MAYER
HOWARD HANNA REAL ESTATE
OFFICE: 412.421.9120 • MOBILE: 412.760.0412



LIGONIER

232 RED ARROW ROAD | \$895,000
4 BEDROOMS, 4 FULL BATHROOMS,
1 HALF BATH

ANNETTE GANASSI
HOWARD HANNA REAL ESTATE
OFFICE: 724.238.9099 • MOBILE: 412.551.7300



OAKMONT

1 1ST STREET 305 | \$859,000
2 BEDROOMS, 2 FULL BATHROOMS

DEBBIE DONAHUE
HOWARD HANNA REAL ESTATE
OFFICE: 412.361.4000 • MOBILE: 412.302.3298

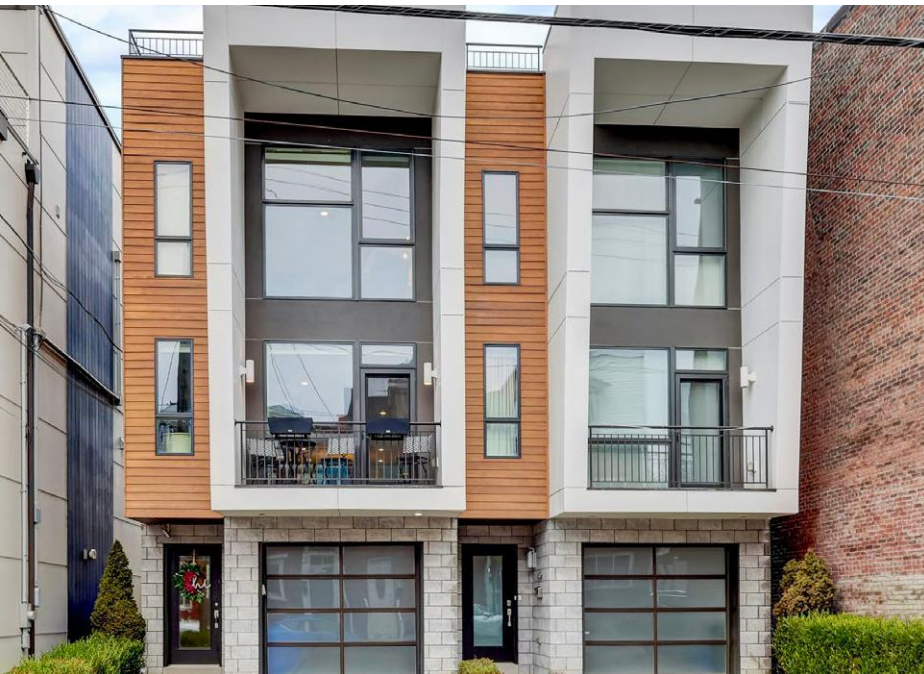




WEXFORD

615 CIDERBERRY DRIVE | \$850,000
4 BEDROOMS, 4 FULL BATHROOMS,
1 HALF BATH

MALINI JAGANATHAN
HOWARD HANNA REAL ESTATE
OFFICE: 724.934.3400 • MOBILE: 412.551.7378



LAWRENCEVILLE

4707 HATFIELD STREET | \$849,000
3 BEDROOMS, 3 FULL BATHROOMS,
1 HALF BATH

COLLEEN ANTHONY
HOWARD HANNA REAL ESTATE
OFFICE: 412.967.2900 • MOBILE: 412.670.0426



NORTH HUNTINGDON

7711 KIFER LANE | \$845,000
4 BEDROOMS, 7 FULL BATHROOMS,
1 HALF BATH

LUANN FRAICOLA
HOWARD HANNA REAL ESTATE
OFFICE: 724.863.3300 • MOBILE: 412.841.3619

PITTSBURGH

1250 S NEGLEY AVENUE | \$837,000
4 BEDROOMS, 5 FULL BATHROOMS,
2 HALF BATHS

BRIAN SERGI-CURFMAN
HOWARD HANNA REAL ESTATE
OFFICE: 412.361.4000 • MOBILE: 412.901.6900



MCCANDLESS

1191 BROOK VIEW COURT | \$835,000
4 BEDROOMS, 3 FULL BATHROOMS,
1 HALF BATH

DEB DONAHUE
HOWARD HANNA REAL ESTATE
OFFICE: 724.934.3400 • MOBILE: 412.523.2776



POINT BREEZE

6830 LINDEN LANE | \$799,900
4 BEDROOMS, 3 FULL BATHROOMS,
1 HALF BATH

DAVID ONUFER
HOWARD HANNA REAL ESTATE
OFFICE: 412.421.9120 • MOBILE: 412.818.3578





BUTLER

358 W JEFFERSON ROAD | \$775,000
5 BEDROOMS, 3 FULL BATHROOMS,
1 HALF BATH

BERTIE VERBANAC
HOWARD HANNA REAL ESTATE
OFFICE: 724.772.8822 | MOBILE: 724.272.9292



PITTSBURGH

105 BRISTOL SQUARE | \$750,000
4 BEDROOMS, 3 FULL BATHROOMS,
1 HALF BATH

BETH ANN FUHRER
HOWARD HANNA REAL ESTATE
OFFICE: 412.963.6300 • MOBILE: 412.980.2384



O'HARA TOWNSHIP

912 FIELD CLUB RD | \$897,000
3 BEDROOMS, 2 FULL BATHROOMS,
1 HALF BATH

MEREDITH WARD LEY & TRUDY WARD
HOWARD HANNA REAL ESTATE
OFFICE: 412.963.6300
MOBILE: 412.559.7905 | 412.849.5767

SHOWCASE

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Why settle for good, when you can have something truly extraordinary? When shopping for a home, you want to find a property that perfectly meets all of your needs. The luxury real estate professionals at Howard Hanna can help you find the mountaintop retreat, waterfront oasis, or downtown condo that suits your lifestyle. Thanks to our partnership with Leading Real Estate Companies of the World®, we have access to more than 134,000 sales associates across 70 countries, and we offer a truly vast network of high-end homes.



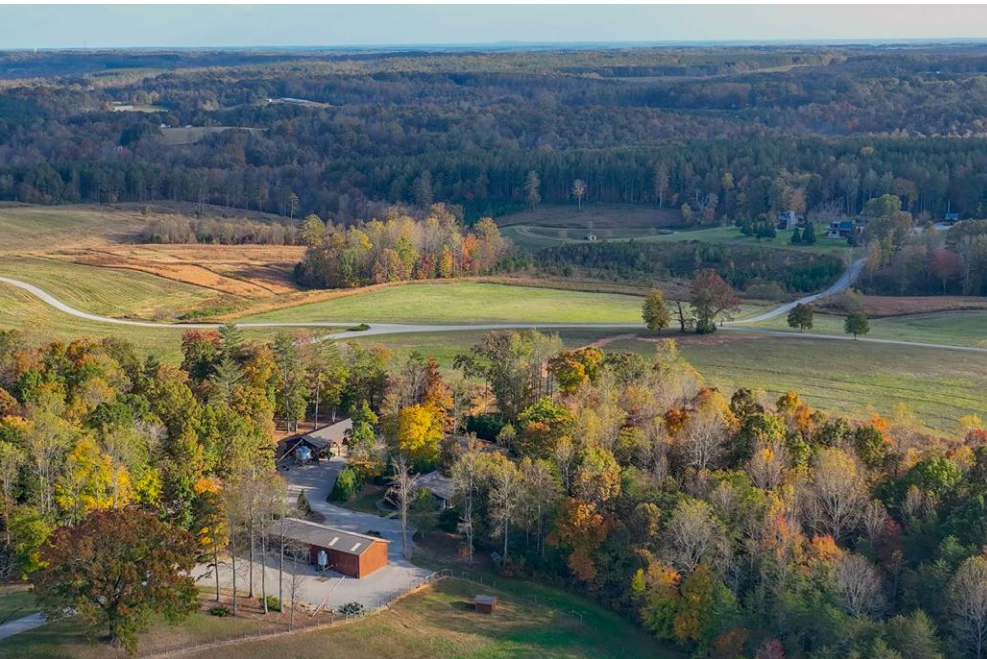
UNION GROVE, NC

153 BADENYON PLACE | \$17,500,000

Bryan Criminger | 704.578.2016

Bryan.Criminger@HowardHannaTate.com

Badenyon Ranch is a perfectly planned family farm and sportsman's paradise on 758+ acres with an eye-catching gated entrance. The property features a main lodge and caretaker's quarters, 2 guest cottages, garden prep house, fenced garden, 3 farm equipment storage buildings, 7-acre fenced dog exercise area, 3 stocked fishing ponds with trout and catfish, and more. Hunting Creek runs along the north boundary with miles of ATV trails.





SARATOGA SPRINGS, NY

116 CRESCENT STREET | \$3,900,000

Aubrey Guri & Randy Brown | 518.583.1212 | 518.361.1883

AubreyGuri@HowardHanna.com | RandyBrown@HowardHanna.com

Savor turnkey luxurious living at its finest, with furniture included at this brand-new home. Wide-plank oak floors underfoot; tray and coffered ceilings overhead. A designated IT room offers state-of-the-art technology. Sliding doors open to a serene covered porch and pool house.

BLOWING ROCK, NC

1920 DECK HILL ROAD | \$3,400,000

Chris Spangler | 828.406.4310

Chris.Spangler@HowardHannaTate.com

Set at an elevation of 3,900+ feet, this gated mountaintop estate offers nearly 9 acres of serene privacy, awe-inspiring long-range views, and refined mountain living. This is a rare opportunity to own one of the High Country's exceptional retreats—surrounded by lush, mature landscaping.





BERLIN HEIGHTS, OH

8110 MAIN ROAD | \$2,900,000

Sonsee Schramm | 440.897.3014

SonseeSchramm@HowardHanna.com

This Victorian home has 23 acres with an original home built in 1883, renovated in 2000 to capture the beauty of the original period while incorporating the latest updates. This opportunity comes along once in a lifetime to create your own winery, wedding venue, or bed and breakfast.

VIRGINIA BEACH, VA

708 S ATLANTIC AVENUE | \$2,850,000

Susie Edmunds | 757.718.1970

SusieEdmunds@HowardHanna.com

There are no shortage of spots to listen to the waves at this Croatan home right on the ocean. The solid, contemporary design features a unique glass elevator leading to a rooftop deck with 360-degree views—the highest in the area. Enjoy spectacular sunrises over the Atlantic Ocean.





WESTERVILLE, OH

4960 HAWTHORNE VALLEY DRIVE | \$2,695,000

Benjamin Hemmert | 614.309.6197

BenjaminHemmert@HowardHanna.com

Welcome to a captivating estate tucked away in one of Westerville's most coveted wooded enclaves. Built in 2006 and renovated in 2022, this custom home blends luxury and privacy on a lush 1.99-acre lot. You'll be captivated by the timeless design and meticulous attention to detail.

EDGEWORTH, PA

743 CHESTNUT ROAD | \$2,650,000

Carroll Ferguson | 412.551.7749
CFerguson@HowardHanna.com

Steeped in history, the current owners mindfully updated this 1900 home, preserving historically valued treasures like original woodwork and Carrara glass. The updated kitchen and baths are what today's owners are looking for. Enjoy views of the river and acreage from patios and decks.





BREVARD, NC

514 EAGLE LAKE DRIVE | \$2,200,000

Raymond Rainey | 828.226.0691

Raymond.Rainey@HowardHannaTate.com

This stunning lakefront residence captures the essence of refined mountain living. With unobstructed views of the lake and surrounding mountains, the great room is a breathtaking centerpiece featuring a soaring wall of windows, floor-to-ceiling stacked stone fireplace, and heart pine floors.

SENECA, SC

337 KNOX CAMPGROUND ROAD | \$2,150,000

Melanie Fink | 864.940.5766

Melanie.Fink@HowardHannaTate.com

Enjoy relaxing amid the unmistakable quality of this custom-built retreat. The main level is flooded with natural light, accented by vaulted ceilings and large casement windows and doors. Gaze across the living room beyond the eat-in kitchen to a hand-laid river rock fireplace surround.

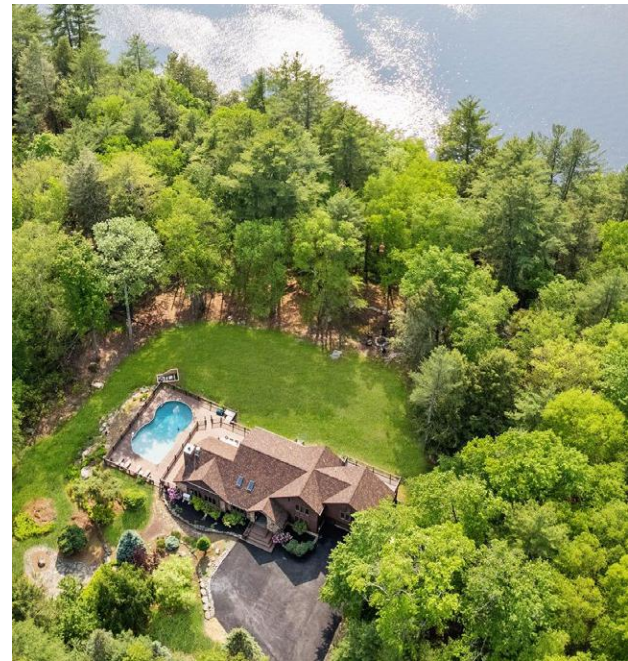


FORESTBURGH, NY

1775 PLANK ROAD | \$1,800,000

Vincent Nastro | 914.799.1804
Vincent.Nastro@RandRealty.com

With breathtaking lake views from every room, this masterpiece is a haven for those seeking elegance and nature in perfect harmony. Enter to discover gleaming hardwood floors throughout and a custom-built natural stone wood-burning fireplace in the grand living room.





INDIANAPOLIS, IN

6560 DAWSON LAKE DRIVE | \$1,695,000

Bif Ward | 317.590.7871

Bif.Ward@talktotucker.com

Discover the fresh new look of this serene sanctuary in the prestigious, gated community of Oxbow Estates! Nestled amidst lush greenery and overlooking tranquil waters, this custom-built haven exudes elegance and comfort. Both the living room and great room offer cozy fireplaces, perfect for relaxing evenings at home.



YORK, SC

121 N CONGRESS STREET | \$849,000

Carolyn Partin | 803.627.6817

Carolyn.Partin@HowardHannaTate.com

Nestled on nearly 3 private acres in the heart of York's Historic District, this iconic home offers more than just square footage—it offers a lifestyle. Stroll under century-old trees, garden in sun-dappled spaces, or simply relax on one of the grand porches as life slows down around you.

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WEST VIRGINIA

HOMES FROM HOWARD HANNA

2312 LAKESIDE ESTATES | MORGANTOWN





MORGANTOWN

1009 SUMMIT DRIVE | \$3,000,000
6 BEDROOMS, 4 FULL BATHROOMS, 2 HALF BATHS

Experience the epitome of luxury living in this spectacular home, where every detail has been meticulously crafted to provide an unparalleled lifestyle. Each room is designed to maximize the stunning vistas, ensuring that you can enjoy nature's beauty in comfort. The expansive outdoor decks are perfect for entertaining, featuring full outdoor kitchens against the backdrop of breathtaking lake and golf course views.

SUSIE PAPPAS & MATTHEW VEITH
HOWARD HANNA REAL ESTATE
OFFICE: 304.594.0115 • MOBILE: 304.282.2463 | 304.777.7028



MORGANTOWN

3116 N GREYSTONE DRIVE | \$2,497,000
6 BEDROOMS, 7 FULL BATHROOMS, 2 HALF BATHS

Welcome to this stunning home nestled in one of Morgantown's premier neighborhoods. Enter into luxury with soaring ceilings, multiple fireplaces, and spacious rooms. The finished lower level is an entertainment haven. Exit outside to an in-ground pool and full outdoor kitchen.

ANNA MARIE STEPHENS & MORGAN SIMONETTI
HOWARD HANNA REAL ESTATE
OFFICE: 304.594.0115 • MOBILE: 304.290.4569 | 304.692.4569

MORGANTOWN

2312 LAKESIDE ESTATES | \$1,700,000
4 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

This 5,933 SF Lakeside Estates oasis ensures thoughtfully designed sophistication on just under an acre. Find high-quality finishes throughout, including a gourmet kitchen, wine cellar, sauna, fitness room, and much more. Outdoor lovers will relish the vast patio and elegant pergola.

KAY MICHAEL ALEXANDER & BARBARA ALEXANDER
HOWARD HANNA REAL ESTATE
OFFICE: 304.594.0115 • MOBILE: 304.282.0077





MORGANTOWN

418 RUSTIC HILLS DRIVE | \$1,600,000 | **SOLD**

6 BEDROOMS, 5 FULL BATHROOMS, 1 HALF BATH

Crafted by Alexander Construction, this exquisite home blends luxury and functionality with stunning mountain views. The kitchen and living area share soaring 12-foot ceilings. Every bedroom features a walk-in closet and bathroom access. The light-filled lower level offers two guest suites.

CAITLYN ALEXANDER

HOWARD HANNA REAL ESTATE

OFFICE: 304.594.0115 • MOBILE: 304.777.8259

MORGANTOWN

142 VECCHIO LANE | \$1,200,000
4 BEDROOMS, 4 FULL BATHROOMS, 1 HALF BATH

Nestled in the rolling mountains, this beautiful property offers the perfect blend of space, privacy, and convenience with room to roam. The main home features an open and spacious floor plan, tall ceilings in the living room, and a stunning fireplace. Exit outside to an in-ground pool.

ANNA MARIE STEPHENS & MORGAN SIMONETTI
HOWARD HANNA REAL ESTATE

OFFICE: 304.594.0115 • MOBILE: 304.290.4569 | 304.692.4569





MORGANTOWN

1300 DEER RUN | \$798,000
4 BEDROOMS, 3 FULL BATHROOMS,
1 HALF BATH

ANNA MARIE STEPHENS & MORGAN SIMONETTI
HOWARD HANNA REAL ESTATE
OFFICE: 304.594.0115
MOBILE: 304.290.4569 | 304.692.4569

GLOBAL NETWORK LOCAL EXPERTISE

GLOBAL NETWORK

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- 550 brokerages throughout the world, with over 150,000 sales associates.
- Brokerages in over 70 countries that are trained in the art and science of selling the world's most unique and desirable properties.
- Over \$250 billion in real estate sales each year, more than any other network or franchise system.
- Largest network of premier, locally branded real estate companies.
- Properties are elegantly showcased to millions of high-net-worth consumers annually.



LOCAL EXPERTISE

As the top family-owned and -operated real estate company in the country,* Howard Hanna is composed of local real estate experts who live and work in the communities we serve.

- 15,000+ professionals in more than 500 offices across 14 states.
- Over \$37 billion in annual sales volume.

All photos identified with price are based on current and former Hanna Luxury listings. To learn more about available properties, contact your Hanna Luxury agent today!

**Rankings based on REAL Trends 500 report; based on 2024 transaction sides.*

TRENDING

HOWARD HANNA SECOND HOME DESTINATIONS

Whether you're looking for a beachfront oasis, a mountain retreat, or a secluded lakehouse getaway, Howard Hanna Real Estate can help make your dream a reality. As a member of Leading Real Estate Companies of the World®, we have access to a network of 134,000 sales associates across 70 countries, each of whom are local experts in the markets they serve and are on standby to match you with your dream home!



Wow! This custom designed, newly constructed Contemporary home, classified as a “mansion,” has an adaptable floor plan and sits along 200 feet of prime, level, fully developed waterfront on Skaneateles Lake. Enjoy state-of-the-art technology and beyond state-of-the-art infrastructure.

1812 W LAKE ROAD | \$13,900,000
Molly Elliott & David Baritell | 315.730.1745 | 315.345.4889
MollyElliott@HowardHanna.com
DavidBaritell@HowardHanna.com



1 SKANEATELES, NY



2 ARDEN, NC

Poised above the pristine fairways of Walnut Cove and framed by panoramic year-round vistas, this exquisite residence offers over 7,000 SF of refined mountain living across two expansive living levels. The main-level layout is tailored for both relaxation and productivity.

510 CLOUD TOP WAY | \$9,465,000
Rebecca Dougherty | 828.747.7857
Rebecca.Dougherty@HowardHannaTate.com



The most spectacular and special property located in the center of the Village of Chagrin Falls, this custom designed and built Hamptons-styled home sits on almost two breathtaking acres overlooking the Chagrin River. This one-of-a-kind property is the epitome of elegance and good taste. Custom built with the finest of everything, this home spans over 12,000 square feet on three levels, and has a separate guest house, as well.

106 W WASHINGTON STREET | \$6,500,000

Adam Kaufman | 216.831.7370

AdamKaufman@HowardHanna.com

3 CHAGRIN FALLS, OH



4 VIRGINIA BEACH, VA

This gated home is an entertainer's dream, offering oceanfront living on Croatan Beach! Built on an oversized lot with a massive foundation and seawall, it offers 180-degree ocean views, a gourmet kitchen, and light-filled living spaces. Most rooms open to spacious balconies.

600 S ATLANTIC AVENUE | \$5,595,000

Susie Edmunds & Katherine Ripberger | 757.718.1970 | 757.434.6450

SusieEdmunds@HowardHanna.com

This exquisite lakefront property in the heart of Rocky River has unparalleled Lake Erie views! The current owners updated almost every corner with modern, tasteful style while maintaining the charm and character of the era. A sophisticated sitting room offers unbelievable lake views.

21660 AVALON DRIVE | \$3,990,000
Kim Crane | 440.652.3002
KimCrane@HowardHanna.com



5 ROCKY RIVER, OH



6 GORHAM, NY

Summer perfection awaits at this unique Canandaigua Lake estate designed for multi-generational living, with high-end finishes throughout. This custom retreat features a 3-level main home, separate guest house, and 137 feet of pristine sandy waterfront. Enjoy two docks and a boat ramp!

5088 E LAKE ROAD | \$3,950,000
Holly Creek | 585.400.4000
HollyCreek@HowardHanna.com



Experience the pinnacle of waterfront living in this Diamond+++ rated 4,000 SF estate, boasting the 2nd largest water frontage after the famed Morgan Estate. With approx. 220 feet of private sandy beach along the Long Island Sound, enjoy dramatic, unobstructed 180-degree water views.

516 ASHROKEN AVENUE | \$3,125,000

Casey Kehoe | 412.897.7130

CoachRealtors.com

7 NORTHPORT, NY



8 DUCK, NC

Welcome to "Carolina Capri"! This stunning coastal home has undergone extensive, high-end renovations to blend style with comfort for laid-back coastal living—including a fortified roof, energy-efficient Pella windows and doors, Trex decking, a resurfaced pool, and much more.

103 BUFFEL HEAD ROAD | \$2,999,000

Mirjam Davis | 757.705.5310

MDavis@HowardHanna.com

Exquisite million-dollar views of three rivers from all levels make this home perfect for entertaining. Over 3,300 SF of living space includes a floor-to-ceiling fireplace, updated kitchen, raised eating area, lower-level game room and workroom, and two semi-curved outdoor decks.

600 GRANDVIEW AVENUE | \$2,989,000

Vera Purcell | 412.916.4488

VPurcell@HowardHanna.com



9

MT WASHINGTON, PA



10

LAKE LURE, NC

Welcome to Villa Rosa! This historic estate is renowned for its stunning architecture and picturesque setting. The Italian Renaissance-inspired design includes ornate details, terraced gardens, and beautiful stonework, adding to its charm and elegance. Enjoy direct access to Lake Lure.

454 CUTAWAY ROAD | \$2,950,000

Jenn Saltouros | 847.338.3978

Jenn.Saltouros@HowardHannaTate.com



At 3,400 feet in elevation, this sanctuary reflects the grandeur of the surrounding mountains and offers the uncommon combination of southern exposure and cool breezes. Accessed by two easy turns, it delivers casual living for two, then easily scales up for a few or numerous guests.

202 EMERALD LANE | \$2,795,000
Kyle Olinger | 828.712.5953
Kyle.Olinger@HowardHannaTate.com

11 MAGGIE VALLEY, NC



12 MCCORDSVILLE, IN

Experience the pinnacle of luxury living in this exquisite waterfront estate, perfectly situated in a private cove that combines serene seclusion with unparalleled lake access. Relax on the covered porch, take a dip in the pool, or cook up a feast in the custom-built outdoor kitchen.

13613 LAKE RIDGE LANE | \$2,250,000
Julie Preston | 317.443.7429
Julie.Preston@talktotucker.com



511 JENNIFER LANE, GIBSONIA PA



4929 WALLINGFORD STREET, PITTSBURGH PA



1431 HOLLOW TREE DRIVE, UPPER ST. CLAIR PA

LOCAL
SOLD
PROPERTIES



724 BRISTLECONE DRIVE, GIBSONIA, PA

- 125 Justabout Road, Venetia PA | **\$4,325,000**
- 724 Bristlecone Drive, Gibsonia, PA | **\$3,800,000**
- 717 Copper Creek Lane, Wexford PA | **\$2,799,600**
- 67 1st Street, Oakmont PA | **\$2,743,505**
- 4929 Wallingford Street, Pittsburgh PA | **\$2,657,317**
- 910 Osage Road, Pittsburgh PA | **\$2,500,000**
- 2453 & 2457 Rochester Road, Sewickley PA | **\$2,450,000**
- 502 West Manor Drive, Pittsburgh PA | **\$2,291,625**
- 1431 Hollow Tree Drive, Upper St. Clair PA | **\$2,200,000**
- 511 Jennifer Lane, Gibsonia PA | **\$2,180,000**
- 814 Saint James St, Pittsburgh PA | **\$2,144,780**
- 2000 Hycroft Drive, Upper St. Clair PA | **\$2,100,000**
- 244 Thorn Street, Sewickley PA | **\$2,085,595**
- 18 W Woodland, Pittsburgh PA | **\$2,075,000**
- 1345 Inverness Ave, Murdoch Farms PA | **\$2,035,000**
- 326 Old Orchard Lane, Latrobe PA | **\$2,000,000**
- 4 Shady Court Drive, Shadyside PA | **\$1,950,077**
- 12 Woodland Road, Edgeworth PA | **\$1,900,000**



LUXURY PAINT COLOR TRENDS

BENJAMIN MOORE

Benjamin Moore's color of the year is Cinnamon Slate. While the name of this color is a bit misleading, the depth of color and versatility are not. We love this warm, earthy plum and would love to see this in a kid's room, on your front door, or painted on trim to match a pretty wallpaper moment in a powder room.

SHERWIN WILLIAMS

Sherman Williams stepped out of the box to offer not one, but 9 colors of the year. Moving away from one paint color by cultivating a collection of paint colors is a new move for the paint retailer and one it thinks will encourage others to have confidence to experiment with color.

Included in the 2025 Sherwin Williams color collection are:

- Rich browns like Grounded and Clove
- Timeless neutrals like Sunbleached, White Snow, and Malabar
- Bold choices like Chartreuse, Bosc Pear, and Mauve Finery
- A classic blue: Rain Cloud

BEHR

Jewel tones are making waves in the home design industry, and if Behr's paint color pick for 2025, Ruby Red, is any indication, these darker hues are here to stay. We can easily see this dramatic choice used to color drench a room for that perfect moody vibe—another trend predicted to continue its rise in popularity.



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EAST COAST



MID-ATLANTIC



MIDWEST



SOUTHEAST

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