WELCOME HOME

For more than three decades, Pitell Homes has truly partnered with homebuyers to make their dreams of building a new home an affordable reality! Through constant refinement of our floor plans, process, building materials, and available options, our buyers now take advantage of the deep relationships we have cultivated with our trusted vendors and suppliers, forged over many years of working together toward a common goal.

Our continued focus on providing our customers with a superior final product, all the while maintaining affordability, has provided us with valuable recognition within our community both locally and beyond. For example, Pitell Homes has received seven Housing Excellence Awards from the local trade association in just the past four years.

We understand that building a new home is a major commitment that involves significant long-term decision-making and can be an overwhelming endeavor. Pitell Homes prides itself on forming a partnership with each new buyer to ensure that their individual process is as seamless as possible, from assessing their needs, understanding the available options, and making appropriate selections in a timely manner to ensure that construction stays on track.

At Pitell Homes, we connect with you before, during, and after the build process. We are a hands-on private company, offering solutions through our experience, and always maintaining superior craftsmanship. Our homes are built to last. We invite you to explore why so many people have trusted Pitell Homes to build their dream. Welcome Home!

3413 Babcock Blvd.
Pittsburgh, PA 15237

412-364-9411
Info@PitellHomes.com

www.PitellHomes.com

WHY BUILD A PATIO HOME *at Liberty Pointe?*

Discover the perfect blend of convenience and value. **Here's why our homes are an excellent choice**:

1. Maintenance-Free Living: Say goodbye to yard work and snow removal. Enjoy a beautifully maintained community year-round.

2. Single-Level Living: No stairs! Everything you need is on one floor, making life easier and more accessible.

3. Modern, Open-Concept Design: Spacious layouts with high ceilings, large windows, and flowing living areas perfect for entertaining and everyday living.

4. Customization Options: Personalize your home with a variety of design and upgrade options to fit your style.

5. Energy Efficiency: Enjoy lower utility bills thanks to energy-efficient construction and appliances.

6. Prime Location: Nestled in the peaceful countryside of Saxonburg, yet close to shopping, dining, recreation, and major highways.

7. Community Amenities: Friendly neighbors, walking trails, and a welcoming atmosphere await you.

8. Quality Craftsmanship: Built by **Pitell Homes,** a trusted name known for attention to detail and value.

412-760-0651 SALES@PITELLHOMES.COM
PITELLHOMES.COM/LIBERTY-POINTE

pitell HOMES

Liberty Pointe

Hampton Patio Homes

STANDARD INCLUDED FEATURES

INTERIOR FEATURES

- 9' Ceilings on 1st Floor, 14' Cathedral Ceiling in Family Room, Kitchen, and 13' in Solarium
- Koch Express Oak or Birch Kitchen & Vanity Cabinets, with Crown and Knobs & Pulls, and Soft-Close Drawers
- Granite or Quartz Countertops in Kitchen & Cultured Marble Countertops in All Baths
- Stainless Steel LG Appliances, including Dishwasher, Range, and Microwave
- 2 Panel Masonite Interior Doors with Casing
- Schlage Exterior Lockset in Brushed Nickel, Interior Lever Sets in Brushed Nickel
- Sherwin-Williams Pro Mar 200 Flat Interior Paint Walls, choice of 3 Standard Colors

ELECTRICAL FEATURES

- 100 Amp Electrical Service Panel
- Lighting Fixtures, Interior & Exterior including Exterior Lamp Post with Photo Sensor
- Ceiling Fan with Light Kit included in Solarium
- Overhead Lighting and Fan Pre-Wire in All Bedrooms
- Prewire CAT6 and Cable connections in Great Room and All Bedrooms
- Surface-Mounted LED Lighting in Kitchen

HVAC FEATURES

- 96% High Efficiency Gas Forced Air Heating and Central Air Conditioning

PLUMBING FEATURES

- Insinkerator ½ HP Garbage Disposal
- Moen Plumbing Fixtures, in Brushed Nickel

EXTERIOR FEATURES

- Odyssey Plus Dutch Lap Vinyl Siding on Exterior
- United Vinyl Windows Single-Hung, with Low-E Glass & Screens, included
- Upgraded IKO 30-year Dimensional Roof Shingles
- Wayne Dalton Insulated Garage Door, with Garage Door Remotes & Exterior Keypad
- Concrete Front Stoop and Lead walk, with Asphalt Driveway
- Concrete Patio 10' x 12' off Solarium
- Two-Car Attached Garage, including Floor Drain and a Hose Bib
- 24" by 24" Insulated Poured Concrete Foundation, 2" Dow Insulated Board below grade
- Insulation Package including R-20 Exterior Walls and R-38 Ceilings, plus sound barriers

FLOORING FEATURES

- Luxury Vinyl Tile (LVT) Flooring in Entry, Kitchen, Dining Room, & Laundry
- Ceramic Tile Flooring in All Baths and Owner's Shower
- Upgraded 8# Carpet Pad, with Carpet in all other Areas

pitell HOMES

Let us take you home

412.364.9411
pitellhomes.com

LIBERTY POINTE
Jefferson Township, Butler County