



luxury living on
MELLON STREET

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architecture
that
works

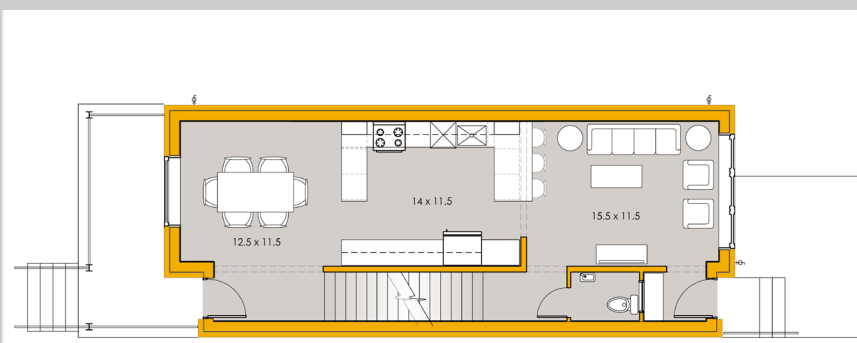
**thoughtful
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Enjoy a BRAND NEW **PASSIVE HOUSE HOME**

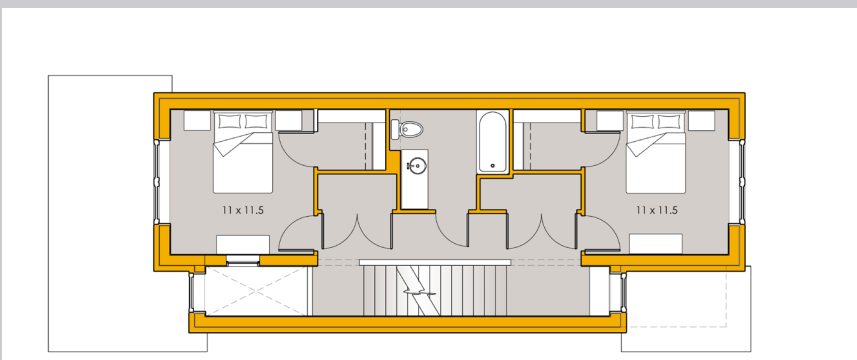
Passive House, an Energy Rating System, is focused on creating spaces that have ultra-low energy use. A Passive House designed home reduces heating and cooling energy use up to 80% over conventional construction, and is quieter, draft-free, and has excellent air quality, due to a complete change of air every 3 hours.

Our Passive Houses provide...

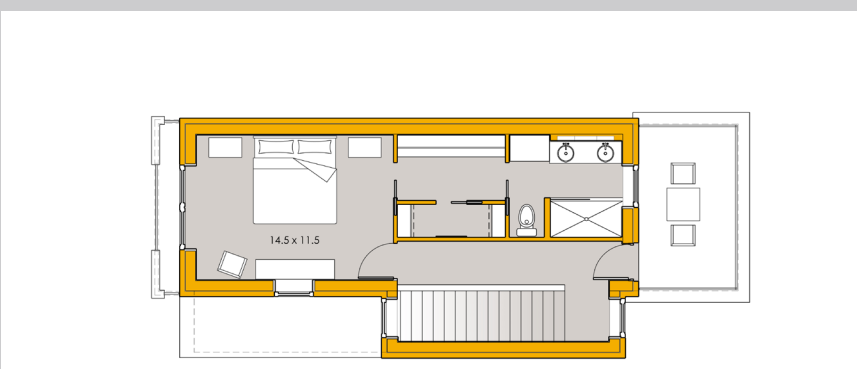
- AFFORDABLE, DURABLE, and ENERGY EFFICIENT LIVING with a NET ZERO GOAL
- HEALTHY and LASTING FINISHES and MATERIALS
- SUPER INSULATION PROVIDES an ULTRA-QUIET INTERIOR, and DRAFT-FREE LIVING
- ULTRA EFFICIENT HEATING and COOLING TECHNOLOGIES for MAXIMUM COMFORT with ALMOST ZERO UTILITY COSTS
- FRESH-AIR VENTILATION and PURIFICATION SYSTEM for SUPERIOR INDOOR AIR QUALITY



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

FEATURES

- 3 BEDROOMS
- 2 ½ BATHS
- OPEN LIVING and DINING AREA
- KITCHEN with CUSTOM CABINETS, QUARTZ COUNTERTOPS, and an EAT-IN COUNTER
- OPEN 2-STORY ENTRYWAY
- 2ND FLOOR LAUNDRY ROOM
- 3RD FLOOR MASTER SUITE w/ DRESSING ROOM
- JULIET BALCONY for PLANTS/ WINDOW BOXES
- WALK-IN CLOSETS
- PREMIUM HARDWOOD, TILE, and CARPET THROUGHOUT
- TRIPLE PANE ALUMINUM CLAD WINDOWS
- FULLY INSULATED BASEMENT, IDEAL for GAME/MEDIA ROOM or HOME OFFICE
- FRONT PORCH
- 150 sq ft ROOF DECK
- OFF-STREET PARKING
- WALKING DISTANCE to BRYANT ST. and HIGHLAND PARK
- NEXT DOOR to SCHEIBLER BUILDING – A PITTSBURGH ARCHITECTURAL GEM, BEING RENOVATED by HIGHLAND PARK COMMUNITY DEVELOPMENT CORP.
- 2,500 sq ft
- STARTING at \$499,000

Optional upgrades include:

- ceramic tiles
- counter top
- appliances
- carpet and flooring
- shower enclosure