

**Offering for Lot #99
Summerset At Frick Park**

This charming, two-story Estate home, located at 1235 Parkview Boulevard in Summerset at Frick Park in Squirrel Hill, offers spacious, open-plan living with panoramic views of the Monongahela River valley and the expansive Frick Park.

The first-floor living spaces are organized around a traditional center hall with a living room that features a gas-burning fireplace, built-in shelves, and a cozy window seat. A spacious and sunny great room with an open kitchen looks out over the front yard, as well as into a large (45' x 32') private back yard that abuts a parklet. The generous front and back porches are covered, and the back entrance provides a no-step entry for wheelchair accessibility that meets the Visitability guidelines of the Pennsylvania Housing Finance Agency and the Penn State Housing Research Center. The lawn is sodded with extensive planting and there is an optional fence plan for the rear yard.

The first floor also has a large coat closet, a powder room, and a bedroom with private full bath, all of which meet Visitability guidelines. A large two-car attached garage is located behind the home and is accessible from a private alley.

The spacious and well-lit second floor has three bedrooms, one of which is a fully equipped master bedroom suite. It also has a conveniently placed laundry room, a generous hall bathroom, and an additional bonus room off of the stair landing.

This brick veneer home, built by Jayar Construction Company (founded in 1973 by former National Association of Home Builders' President and National Housing Hall of Fame inductee J. Roger Glunt) features Kohler plumbing fixtures and fittings, Andersen double-hung windows, Carrier heating and cooling equipment, and the On-Q structured wiring systems. It is fully insulated with Icynene foam-in insulation, which provides an airtight structure with a high level of noise reduction. The full, thirteen-course basement is encased in the Tuff'N Dri waterproofing and insulation system. The basement has an optional full bathroom and is directly accessible to the rear yard by an exterior stair.

This charming, quality-built Estate residence with magnificent views is available at \$825,000. To speak directly with the builder, please call J. Roger Glunt at 412-824-9750.