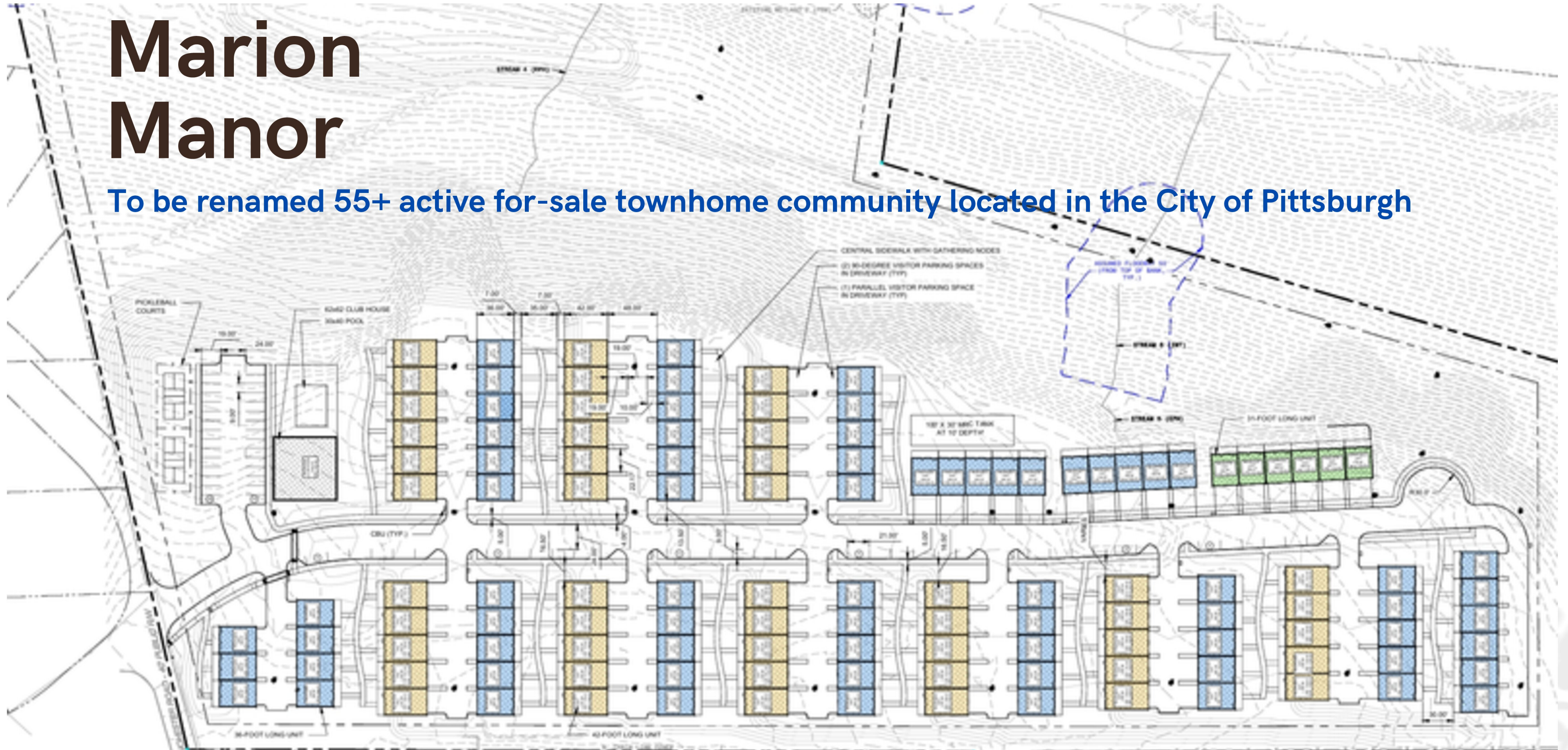


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Marion Manor

To be renamed 55+ active for-sale townhome community located in the City of Pittsburgh



Our Vision

The Marion Manor project is a 124 townhome development in the city of Pittsburgh.

The project will offer 3 unit sizes

- 31'/35' – 6 units
 - Ground FL 31' x 26'
 - FLs 2 & 3 35' x 26'
- 36' – 71 units
 - 3 FLs 36' x 26'
- 42' – 47 units
 - 3 FLs 42' x 26'



...

Model Units & Design Center Location



4 model units will be built

(2) 36'

(2) 42'

These models will be fully furnished and upgraded and will be used as the design center.

Upon visiting the models, clients will be able to choose their floor plan layouts and interior finish options. A base unit floorplan will be not built but will be available to choose from.



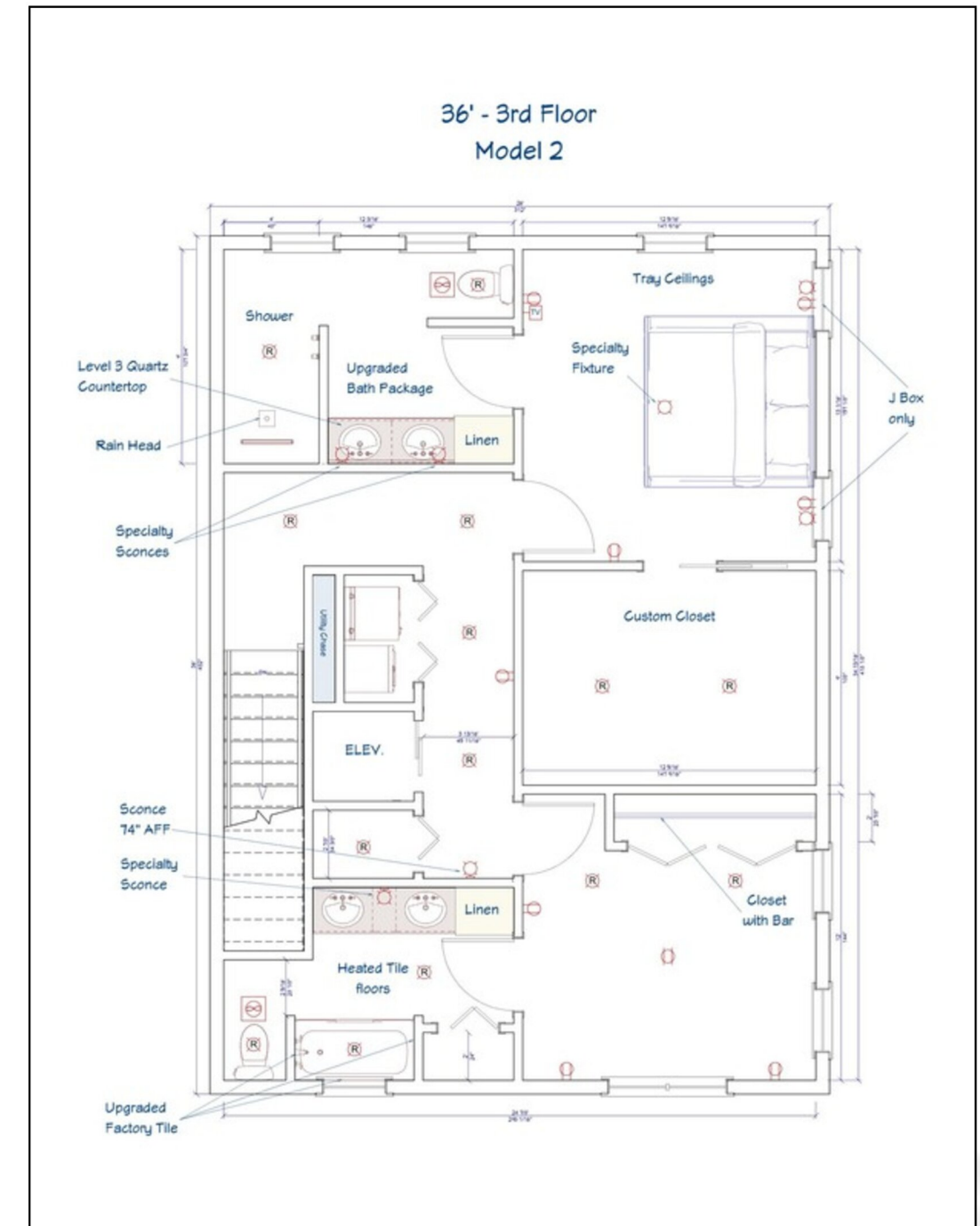
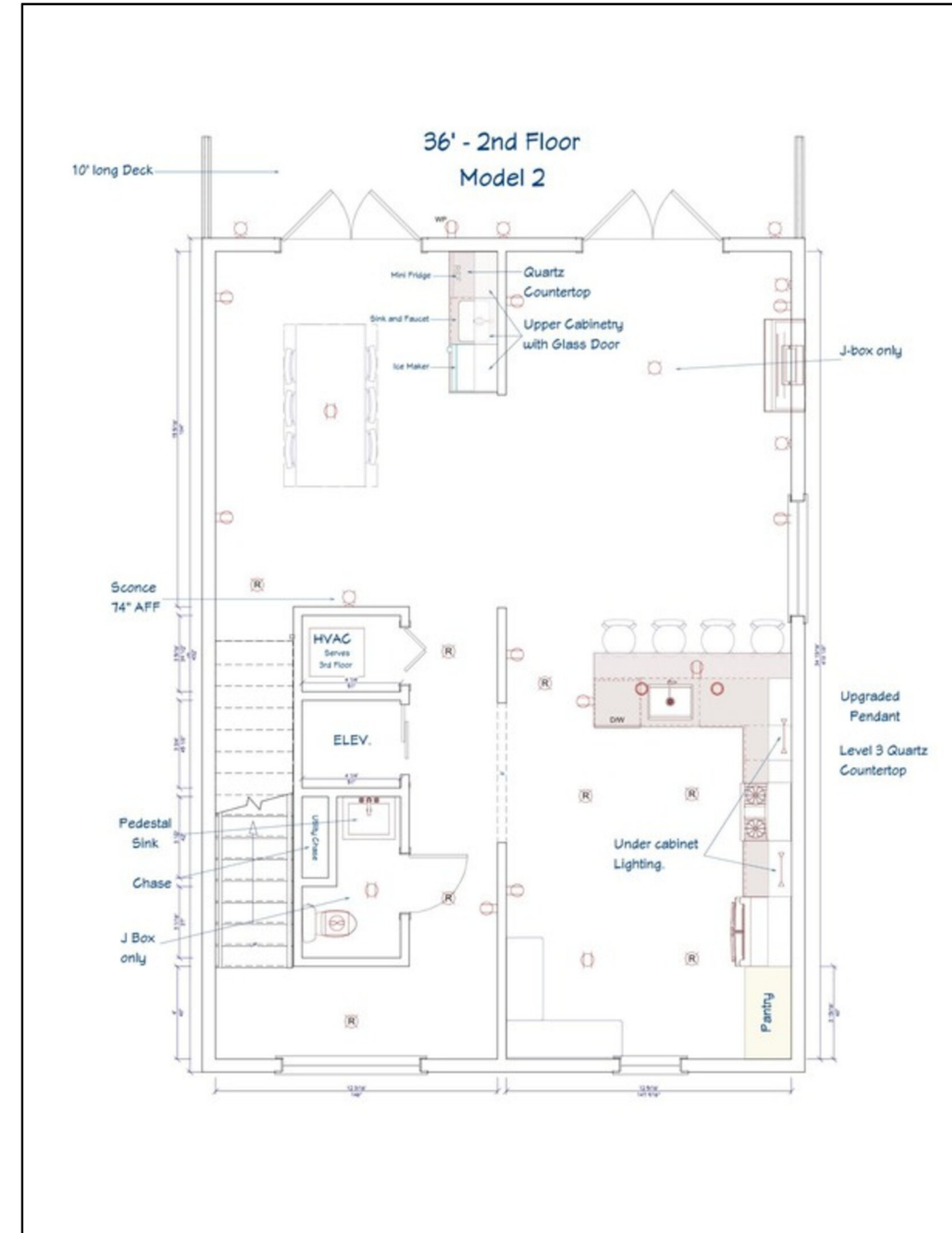
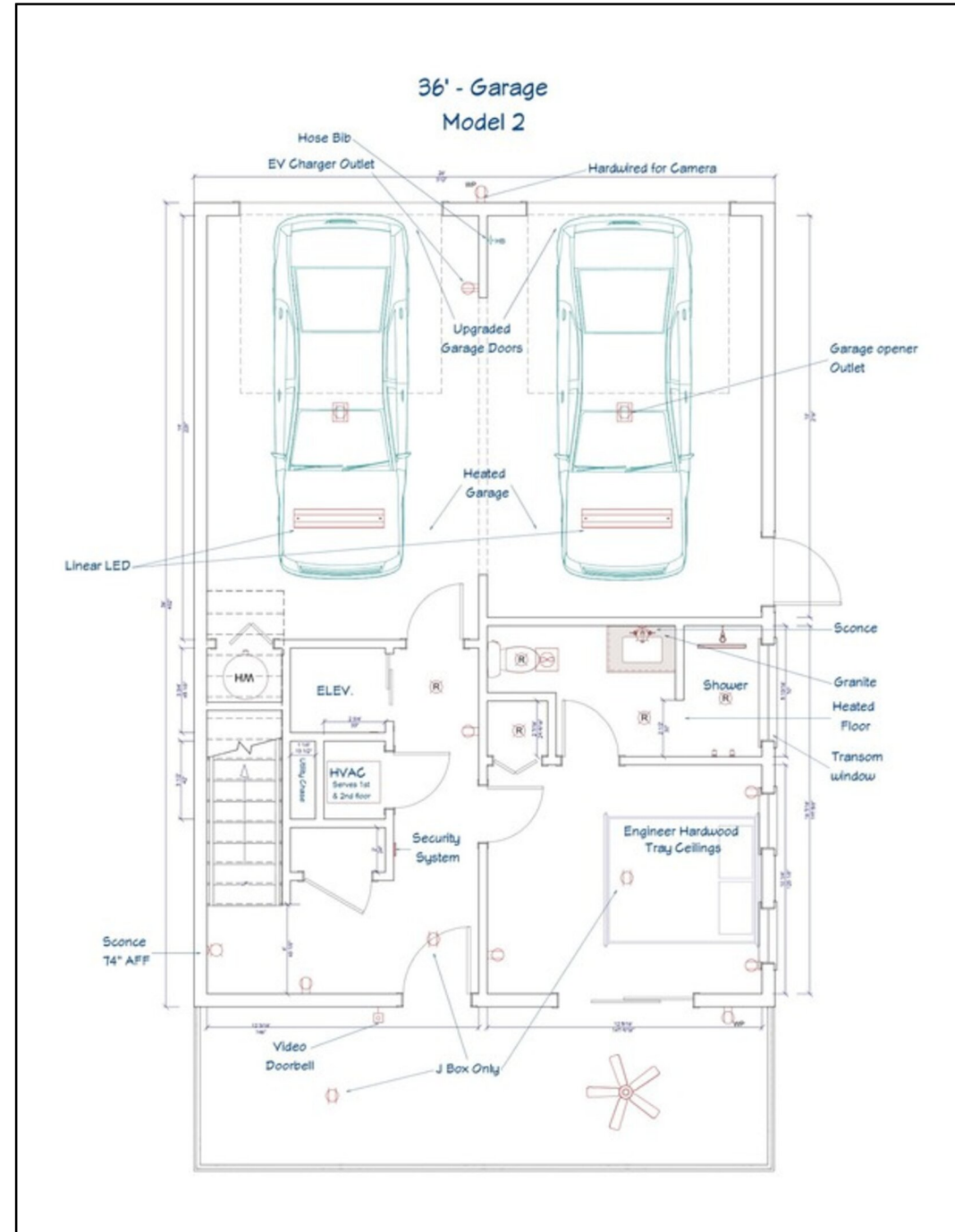
Base Units

All base unit models will include the following:

- Elevators
- 2 car garage
- level 1 quartz countertops in the kitchen and master bathroom
- LVP flooring throughout
- Covered front porch

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36' - Model 2 Layout



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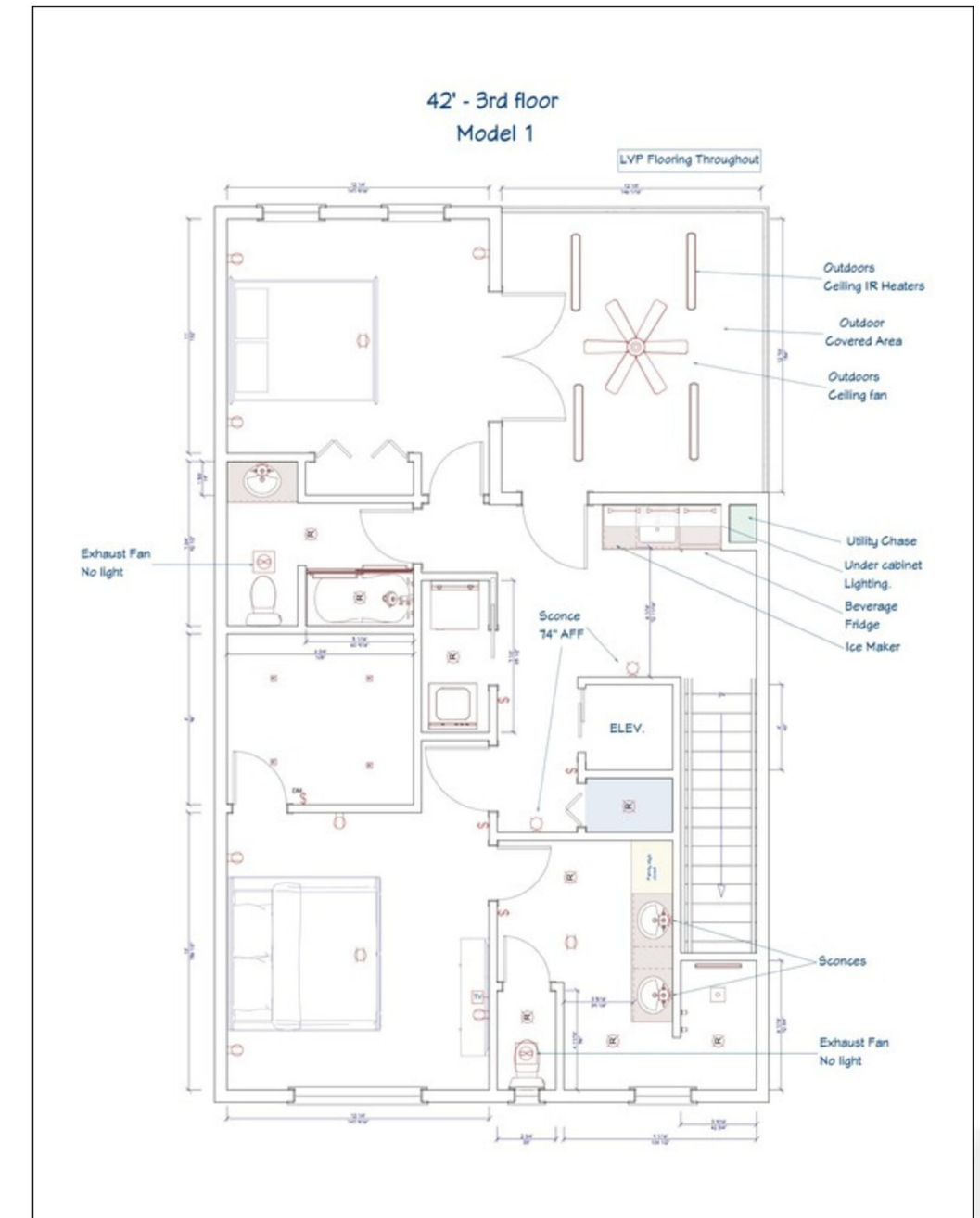
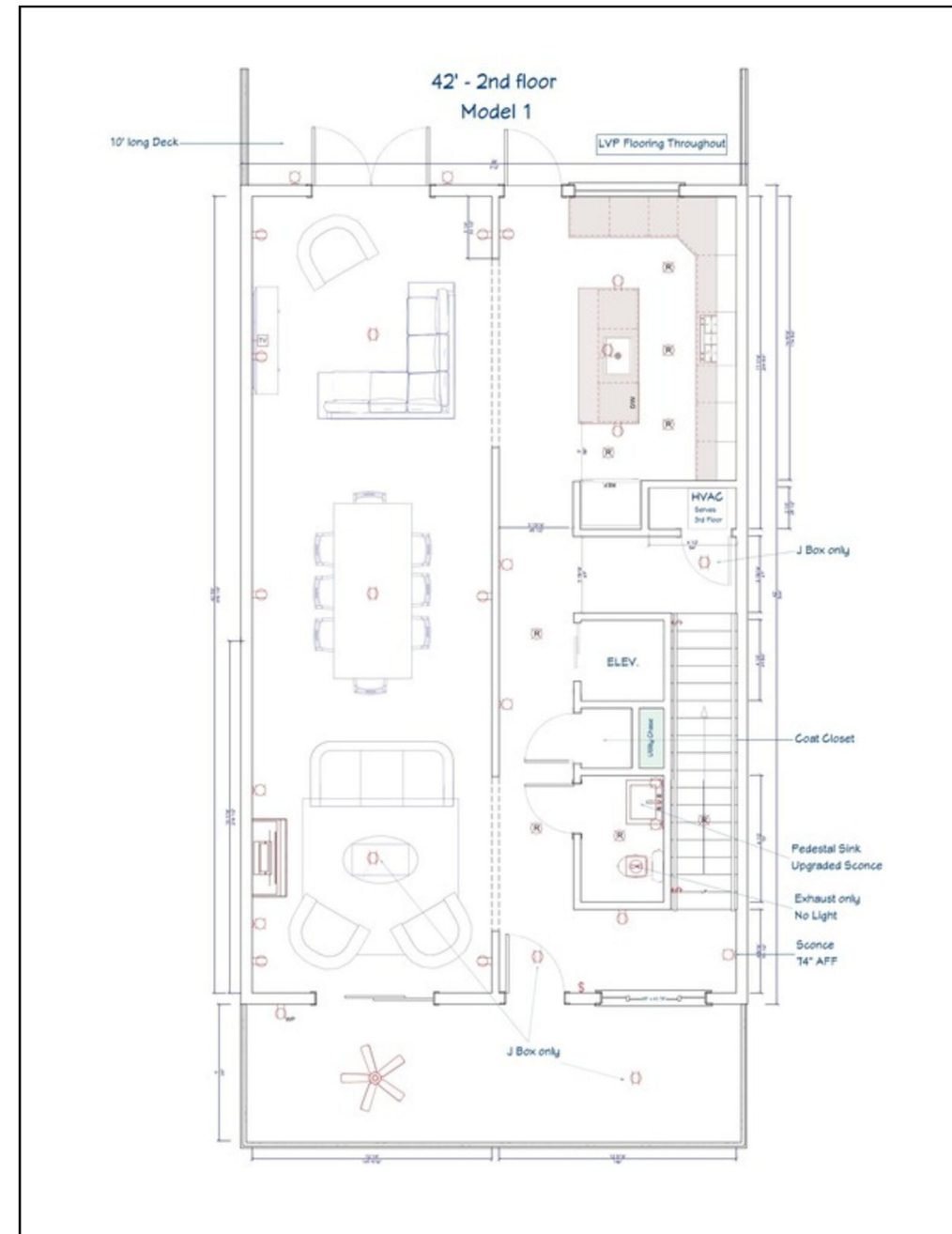
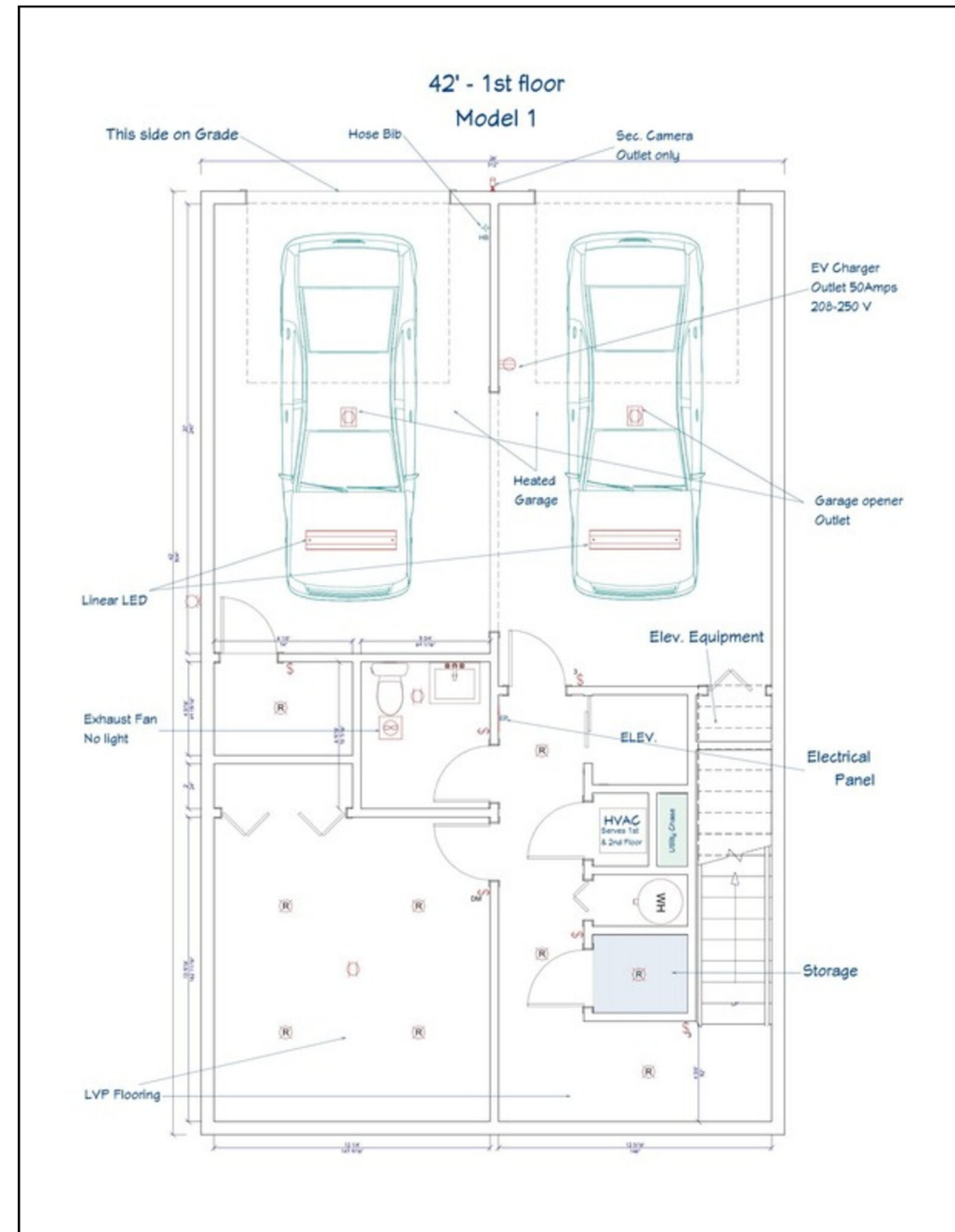
36' Rendering



**The color palette is subject to change*

...

42' - Model 1 Layout



...

42' Rendering



**The color palette is subject to change*



Exterior Siding Options

Clients will be able to choose from 4 approved and coordinated siding options. The same color will have at least 2 homes separating it within a particular row to ensure design cohesiveness.

The final design may include a combination of horizontal, vertical, and shaker siding. Final stone or brick facade is still being determined.

Siding Spec: Truewall 4200 Series

**The color palette is subject to change*

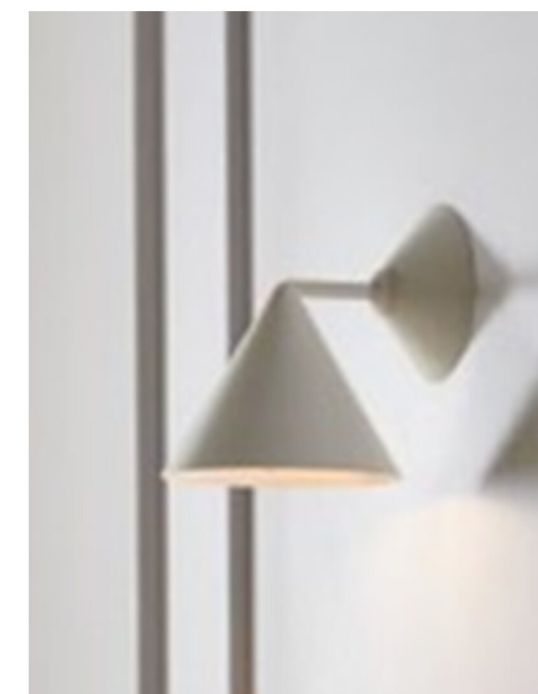
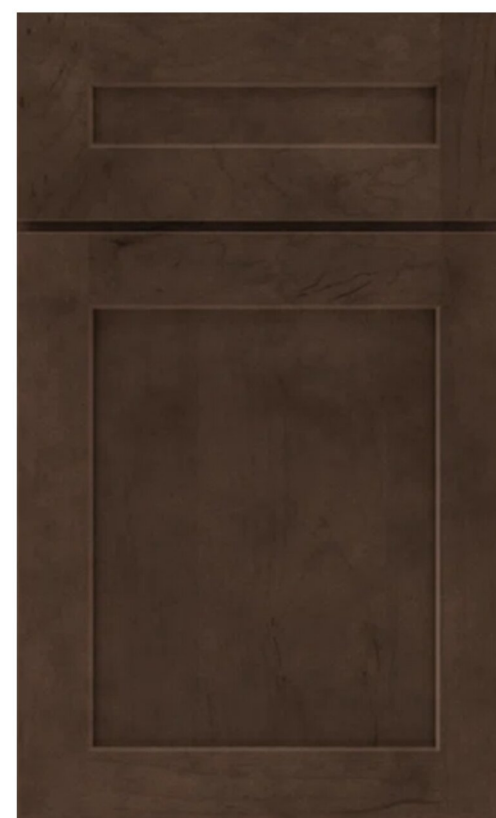
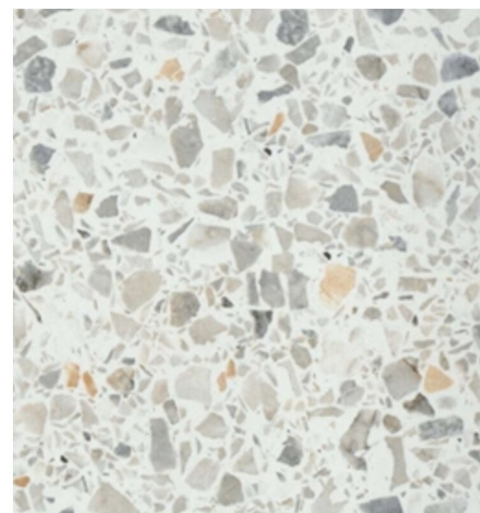
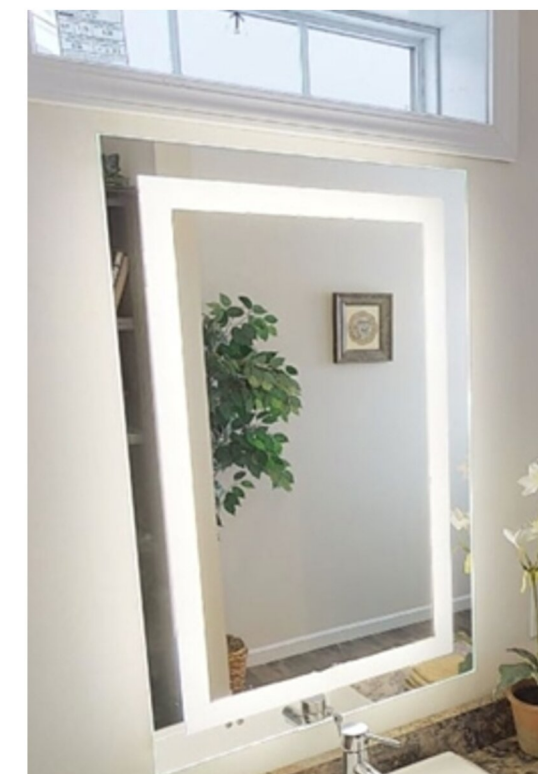


Finish Examples

Base Level Master Bathroom



White Zen Quartz
Countertop

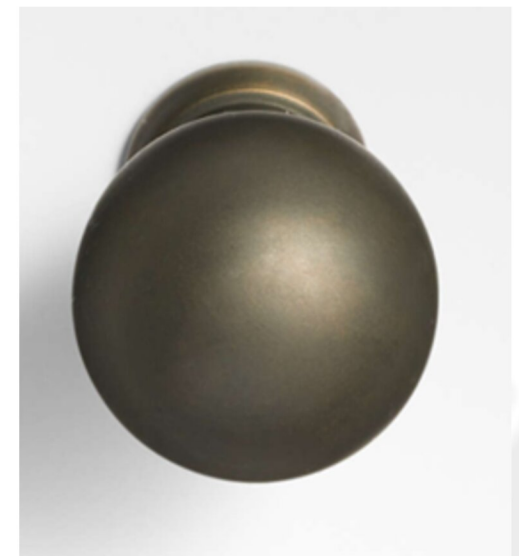
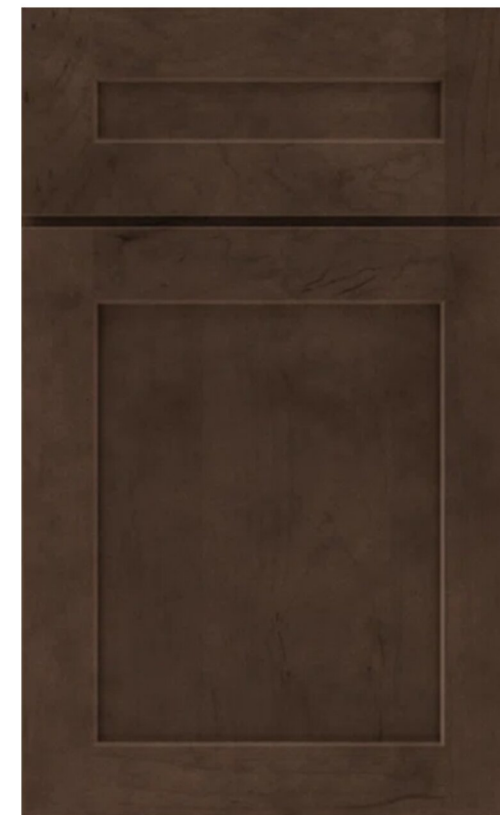
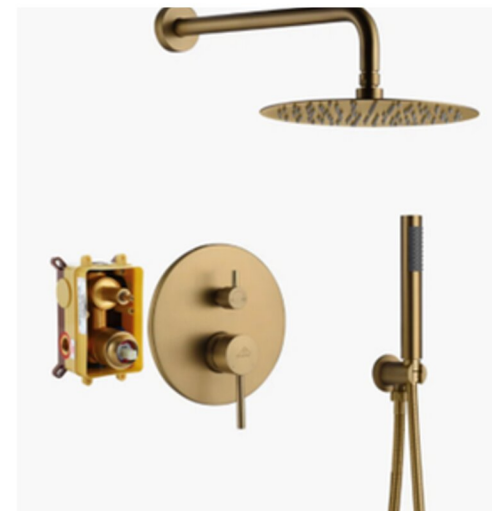
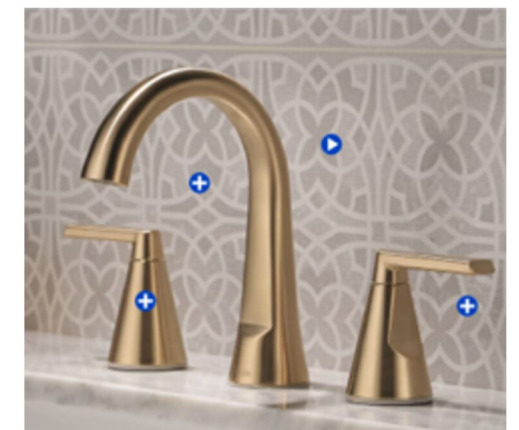
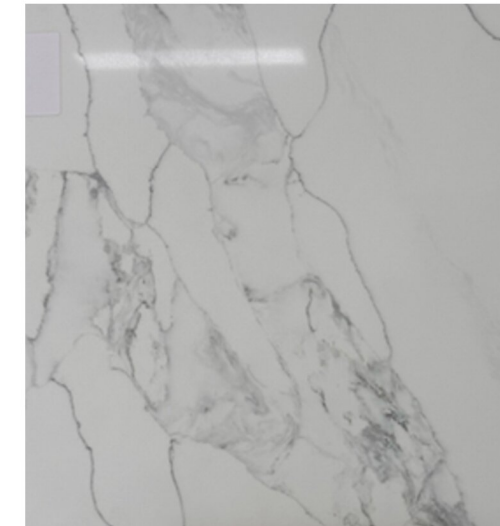


Finish Examples

Upgraded Master Bathroom

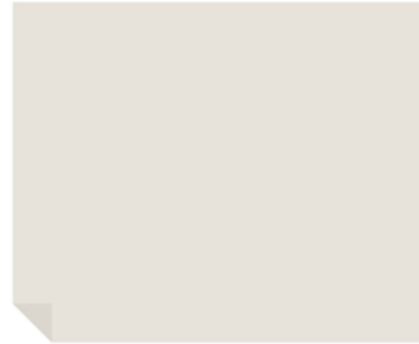


Claymont - Frosted
linen 6' x 6' floor tile



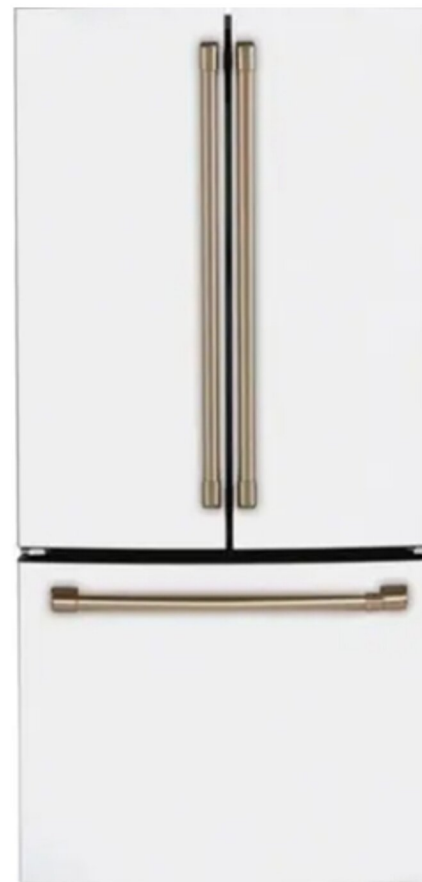
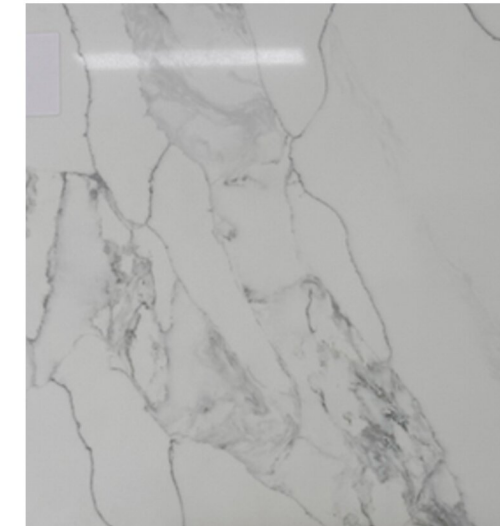
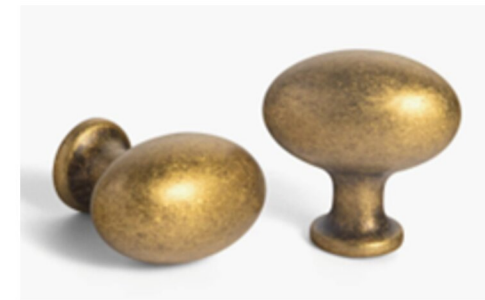
Finish Examples

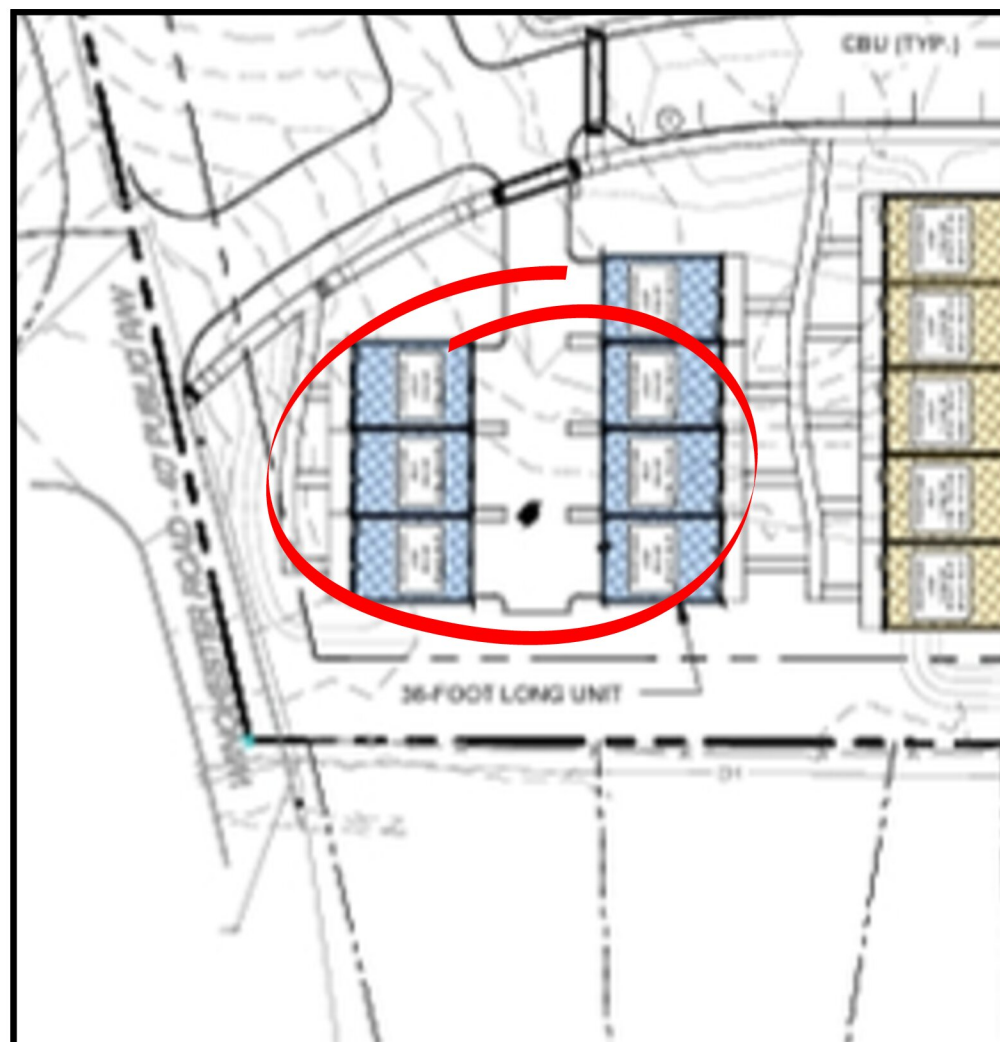
Upgraded Kitchen



Sherwin-Williams
Sanctuary
9583

4.7 ★ Based on 392 reviews





2nd FL Deck

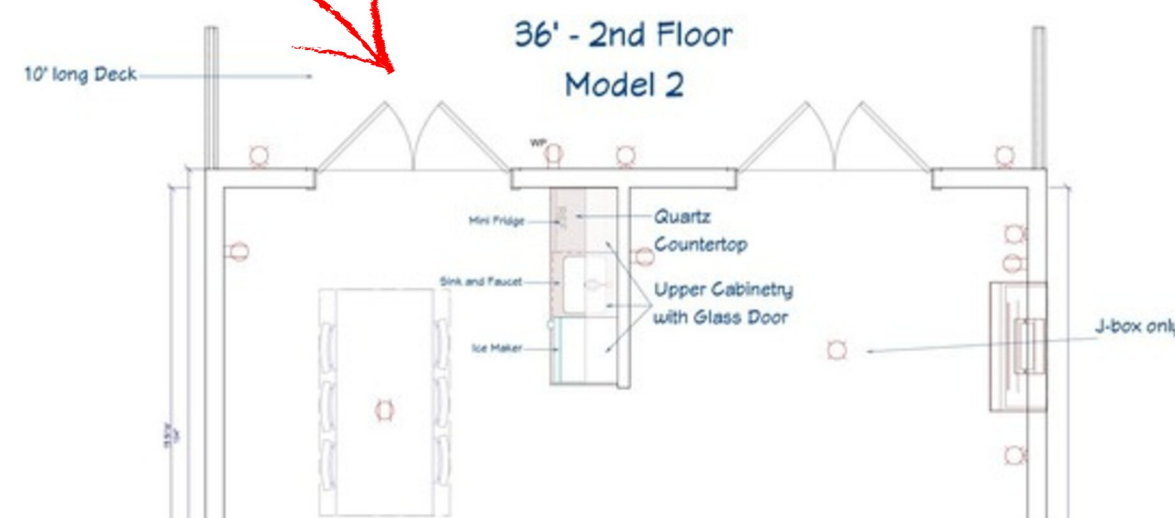
Buyers will have the option to install a deck off of the second floor of the home on the garage side. The deck dimensions will be approximately 10' x 26' feet and will create a covered parking space over the driveway that will lead to the owner's garage doors. As part of the HOA, a homeowner may install this deck at any time during ownership, provided they follow the approved design guidelines and get final approval from the HOA.

Additional decks will not be permitted on the front side of the homes, only ground floor covered porches that will be installed during the building process. Home additions will not be allowed.



NOT THE FINAL DESIGN
FOR EXAMPLE PURPOSES ONLY

Double French Doors to the Second FL deck



The Club House



The club house will be located to the left of the road shortly after entering the development. Management staff will be stationed here when onsite.

Amenities include:

- Exterior
 - swimming pool
 - (2) pickle ball courts
 - putting green
- Interior
 - Fitness Center with locker rooms
 - Golf simulator
 - Parcel pick up room
 - Library & game rooms
 - Kitchen area
 - Multiple communal gathering areas

Club House

Design & Amenities



**Please note the layout is subject to review & change*