

HIDDEN VALLEY RESORT HOMES GUIDE



COMPLIMENTS OF



800.227.7502 | HIGHLANDSRESORTREALTY.COM

BRAND NEW CONDOS

MOVE-IN-READY AT HIDDEN VALLEY RESORT!



North Summit

Condominiums

HIDDEN VALLEY RESORT'S NEWEST ESCAPE
FOR FAMILY FUN IN EVERY SEASON!

The new North Summit Condominiums are located just steps from the top of the North Summit slopes, offering easy access to skiing and snowboarding in the winter, and across the street from the Hidden Valley Golf Club. This year-round getaway offers fun for the entire family in Hidden Valley's 1,000-acre backyard!

Each 2,066 sq. foot condominium is offered starting at \$299,500 unfurnished / \$325,000 furnished and features wonderful amenities including:

- Granite Countertops
- Stainless Steel GE Profile Appliances
- Pella Windows and Sliding Glass Doors
- Tiled Entryway, Kitchen and Baths
- Private Outdoor Deck
- Plus much more!



CALL US TODAY TO LEARN MORE AND SCHEDULE A TOUR!

To learn more about the North Summit Condominiums or to schedule a private tour, please contact Christine Sherbine at 814-352-7777, x7193 or csherbine@7springs.com.



GREENTEE

A HIDDEN VALLEY COMMUNITY

BUILD YOUR DREAM HOME AT HIDDEN VALLEY RESORT!

TUCKED AWAY WITHIN HIDDEN VALLEY RESORT'S PICTURESQUE 18-HOLE MOUNTAIN GOLF COURSE, THE NEW GREEN TEE COMMUNITY OFFERS A PRIME LOCATION FOR A VACATION HOME OR PRIMARY RESIDENCE IN SOME OF PENNSYLVANIA'S MOST BEAUTIFUL MOUNTAINS.



EACH HOMESITE WITHIN GREEN TEE OFFERS A SERENE, WOODED SETTING AND DRAMATIC LONG RANGE VISTAS OF THE SURROUNDING MOUNTAINS. THE HOMESITES RANGE IN SIZE FROM APPROXIMATELY ONE-HALF TO THREE-QUARTERS OF AN ACRE.

GREEN TEE IS THE PREMIER BUILDING LOCATION CURRENTLY AVAILABLE AT HIDDEN VALLEY RESORT AND WITH SUMMER AND WINTER FUN FOR THE ENTIRE FAMILY JUST MINUTES AWAY, IT'S THE PERFECT PLACE TO BUILD YOUR LAUREL HIGHLANDS DREAM HOME.

**The Mountains are Calling,
Will You Answer?**

THE LAUREL HIGHLANDS ARE THE ULTIMATE BACKYARD!

PLEASE CONTACT CHRISTINE SHERBINE OF HIGHLANDS RESORT REALTY TO SCHEDULE A PRIVATE TOUR OF THE BRAND NEW GREEN TEE COMMUNITY!

800-452-2223, EXT 7193 | CSHERBINE@7SPRINGS.COM



“GOING TO THE MOUNTAINS IS GOING HOME.”

-- John Muir

THE LAUREL HIGHLANDS (lôr-el hî-lendz)

noun; a dramatic landscape rich with natural beauty and adventurous spirit

Every year, millions of visitors come here seeking a place to escape, play and experience the best Pennsylvania has to offer. Whether you're looking for a vacation, a playground or a place to call home, the Laurel Highlands offer an abundant array of outdoor adventures for every age and every personality.

Thrillseekers delight in rafting and kayaking on raging rivers, flying through the air on world-class zipline tours and racing down the mountainsides on the slopes of the best ski terrain in the region. Explorers discover a world of secrets, from massive underground cavern complexes to incredible views hiding along idyllic hiking and biking trails. Families big and small grow closer together enjoying a myriad of opportunities to slow down, have some fun and enjoy the good life.

There is so much to do here, the options never dwindle and excitement is never hard to find. The adventures in the Laurel Highlands can only be matched by returning to your very own home nestled within them. Purchasing a home in the Laurel Highlands is far from simply owning a home, it's opening the door to a lifestyle that will change your life. If you're ready to open that door, trust the dedicated professionals of Highlands Resort Realty to help you find the perfect getaway for you and your family.



RHAPSODY IN WHITE

Winter on the mountain is a truly magical sight to see. From the delicate beauty of crystalline branches to the exciting moments that families enjoy on the slopes all season long, there is something for everyone to enjoy at Hidden Valley Resort.

The arrival of winter brings the mountain to extraordinary life. For resort homeowners, this is the time when adventures become a key part of the agenda and time spent with family is the top priority.

The agents of Highlands Resort Realty are the region's experts in resort real estate, focused solely on helping you identify the perfect getaway and guiding you step-by-step through the process of becoming a homeowner in this beautiful and exciting region.

Before you know it, you'll be stepping out your own front door, skis in hand, ready to take on the slopes. Is this the year you take on that double black diamond that's been calling your name? Or maybe your little one is finally ready to begin learning a winter sport that will become a lifelong passion. Whatever adventure you seek, you'll find it right in your backyard when you own a home at Hidden Valley.



HIGHLANDS RESORT REALTY

Highlands Resort Realty is the leader in real estate solutions for buyers and sellers in the Laurel Highlands. We aren't just selling homes, we're selling the lifestyle we live and love. With more than 70 years of combined experience, we know the resorts, the communities and the best ways to seize the day in the Laurel Highlands. We are the region's on-site resort realty experts specializing in listing and selling homes at Seven Springs Mountain Resort, Hidden Valley Resort and Laurel Mountain.

As a part of these resorts' ownership, we have the unique ability to market extensively on-site and reach millions of potential clients each year. For those who visit here and seek the opportunity to own a piece of the adventurous lifestyle we offer, our agency is right at their fingertips.

Every day, we live and love the mountains with our families. We welcome you to join us in calling this unforgettable landscape your home, so give us a call at **800.227.7502** or visit **HighlandsResortRealty.com** to explore the most up-to-date selection of homes available at Hidden Valley Resort.





READY FOR AN ADVENTURE?

Read on to explore the homes for sale at
Hidden Valley Resort!



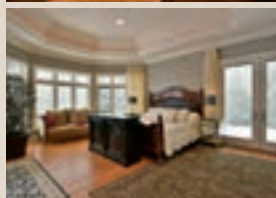
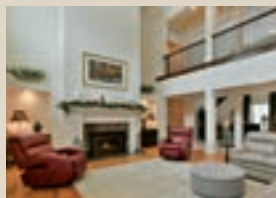
SINGLE FAMILY HOMES

Enjoy ample privacy and acreage with a single family home at Hidden Valley Resort! From small chalets to expansive and luxurious estates, Hidden Valley offers a wide range of detached properties.

Owners of single family homes at Hidden Valley enjoy the benefits of membership with the Hidden Valley Foundation including security, winter shuttle service, trash removal, snow removal and maintenance of private roads and general upkeep and maintenance of the swimming pools, basketball courts, tennis courts, picnic areas and playgrounds.



Cover Feature!

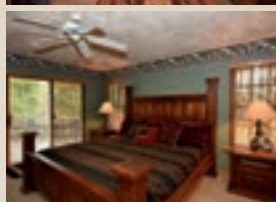
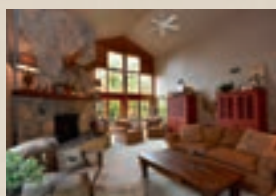


2323 SOUTH RIDGE DRIVE

4 Bedrooms | 4.5 Baths
Offered at \$1,900,000

Absolutely gorgeous custom single family home!

This immaculate home is overloaded with upscale amenities including a separate Butler's kitchen with dual Sub-Zero refrigerators. The main kitchen features a viking range, pull out dishwashers, built in pasta cooker and more. You will also find an amazing theater room, first floor laundry room connected to the giant master closet with custom built ins, craft room, 2nd floor laundry room, massive bar area with pool table, a 2000 bottle custom wine cellar and a back patio featuring a gas outdoor fireplace.

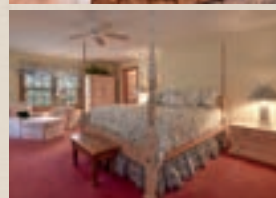


2303 SOUTH RIDGE DRIVE

6 Bedrooms | 4 Baths
Offered at \$775,000

Fantastic view overlooking Forbes State Forest!

The property has gone through a complete remodel with new kitchen that has granite countertops, stainless steel appliances, new flooring throughout, two massive stone fireplaces, expansive decking, first floor master suite with jet-tub, gas heat, A/C, 2 car garage, hot tub outback, over 4,000 sq ft and so much more! Perfect second or primary home!



319 IMPERIAL ROAD

6 Bedrooms | 5.5 Baths
Offered at \$699,000

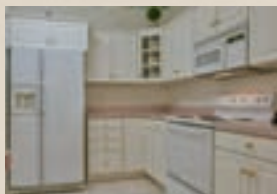
Custom built single family home sitting right on the Imperial ski slope. Ski right off the deck and come back in through an expansive ski locker for all your skis and clothes. This home features an over-sized 2 car garage, efficient gas hot water heat, large wrap-around deck, cathedral ceilings in massive great room, and 3 stone fireplaces. On the first floor you will find the master bedroom with master bath and walk in closet. Great opportunity to own a fantastic home at Hidden Valley Resort!

2337 SOUTH RIDGE DRIVE

4 Bedrooms | 3 Baths
Offered at \$449,000

Located in the exclusive Stonewood development situated on almost a full acre wooded lot.

The home has gas heat, A/C, maintenance free vinyl siding, 2 car garage, large deck off the back and is over 2,500 sq ft and all on one level. The home has cathedral ceilings in the living area with dry bar, 2 different entry vestibules, large master suite with huge bathroom and jacuzzi tub, lots of storage and so much more. The property is selling mostly furnished with a few exceptions.



2427 SOUTH RIDGE PLAZA

7 Bedrooms | 5 Baths
Offered at \$445,000

This home is located in the Pines Community and has a 30 mile vista overlooking the forest.!

There are 4 bedrooms on the main level, 3 in the walkout lower level and the home is almost 4,000 sq ft. The lower level has it's own entrance, full kitchen with Corian countertops, large living space and gaming area to enjoy. The property has a 2 car garage, cathedral ceilings in the living area, 2 large decks off the back to enjoy the views, and 2 gas stone fireplaces!

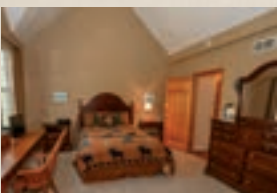
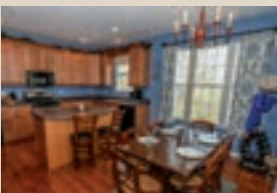


175 WESTVIEW DRIVE

5 Bedrooms | 3.5 Baths
Offered at \$399,900

Gorgeous single family home located only steps away for the ski slopes.

This home has 2 Rumford fireplaces that are set up to be either woodturning or for gas logs. You will also find a covered porch off of the kitchen that is great for outside dining and a large deck below with a hot tub.





2413 SOUTH RIDGE PLACE

4 Bedrooms | 2 Baths
Offered at \$299,900

Everything on one level in this ranch style property.

This home is gorgeous and has loads of upgrades, featuring granite countertops, bamboo flooring and has been professionally decorated. Wonderful open floor plan with vaulted ceilings. Make Hidden Valley your ultimate backyard.



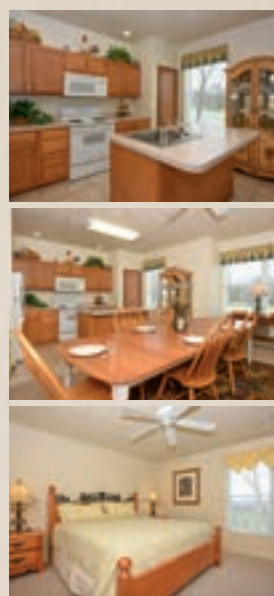


TOWNHOMES

Enjoy the comfort and privacy of a Hidden Valley townhome! Townhomes offer homeowners the opportunity to own the land surrounding their homes, while still taking advantage of the grounds maintenance provided by the Hidden Valley Foundation. Hidden Valley townhomes are a great choice for many families, ranging in size from two to five bedrooms.

Townhome owners at Hidden Valley enjoy the benefits of membership with the Hidden Valley Foundation including security, winter shuttle service, trash removal, snow removal and maintenance of parking lots and walkways, landscaping and general upkeep and maintenance of the swimming pools, basketball courts, tennis courts, picnic areas and playgrounds.



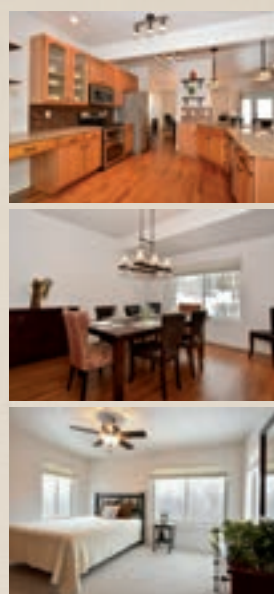


1102 FORBES LANE

4 Bedrooms | 3.5 Baths
Offered at \$299,000

Great location with the slopes right behind the property.

This property has all you could want with 3 levels of living, fresh paint throughout, large open floor plan with large deck off the back, gas/stone fireplace, master suite has soaking tub and separate shower, selling fully furnished, gas forced air heat with A/C and so much more. The HOA takes care of all the landscaping. Great rental possibilities with history available. Find your perfect getaway here at Hidden Valley Resort!

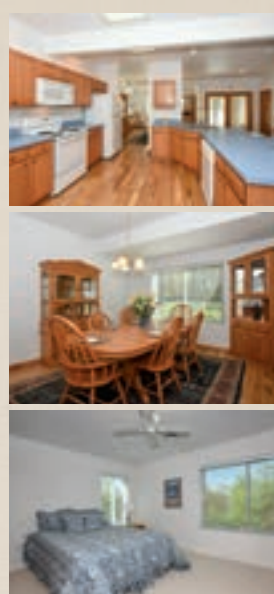


1307 WESTRIDGE DRIVE

4 Bedrooms | 3.5 Baths
Offered at \$269,900

Magnificent 3 story townhome overlooking Forbes State Forest with an easy walk to the ski slopes!

This property has basically been rebuilt with all new exterior, new roof, hardwood flooring, granite countertops, gorgeous back-splash, oak cabinets, stainless steel appliances, updated lighting throughout and more. Two large decks outback overlook the forest.



1309 WESTRIDGE DRIVE

3 Bedrooms | 3.5 Baths
Offered at \$265,000

Here is a lovely Westridge townhome overlooking Forbes State Forest all within walking distance of the ski slopes.

This property has hardwood flooring on the main level, ceramic tile throughout, gas forced air heat, A/C, large finished basement with walkout to deck, selling mostly furnished, lots of storage and much more to see! Come and watch the seasons unfold here at Hidden Valley Resort in one of the finest townhomes you can find!

1917 SOUTH RIDGE COURT

3 Bedrooms | 3 Baths
Offered at \$239,000

Great location and setting.

This unit is in great shape with upgrades throughout, new flooring, updated stainless steel appliances, cathedral ceilings in living area, large deck out back, stone fireplace with buck stove, large master bedroom suite upstairs, selling mostly furnished and so much more to see! Come up to the mountain and find out why Hidden Valley is so special to so many!

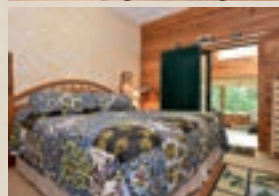


1517 TAILOR WAY

3 Bedrooms | 2.5 Baths
Offered at \$219,000

Easy walk to the ski slopes!

The property has been meticulously taken care of with the exterior completed redone with new siding and paint. The unit has cathedral ceilings with skylights for natural light, massive corner stone fireplace, open living area, first floor master bedroom with bonus room off the bedroom, some new appliances, new HWT and so much more! The home is selling fully furnished and has good rental potential with the location and condition.

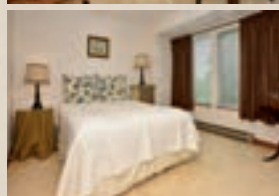
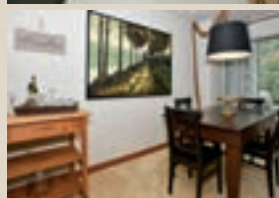


1823 EAGLES RIDGE TR

5 Bedrooms | 3.5 Baths
Offered at \$209,000

Here is a sharp townhome overlooking Forbes State Forest at Hidden Valley.

This property has a rare location with an easy walk to the South Ridge swimming pool and a level walk to the unit with parking on both sides. The unit is in excellent condition with fresh paint, some new appliances, large open living area, over 2100 sq ft over 3 levels, stone fireplace, selling furnished, large deck to entertain and soak up the awesome views, lots of storage and much more.

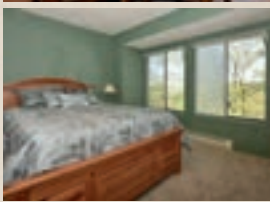
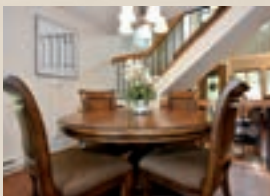


1806 EAGLES RIDGE CT

3 Bedrooms | 2.5 Baths
Offered at \$209,000

Great location!

End unit townhome is located on the edge of Forbes State Forest. This unit has newer carpeting, flooring and is being sold furnished. The living room features a floor to ceiling stone fire place. The basement is fully finished and is walk out.

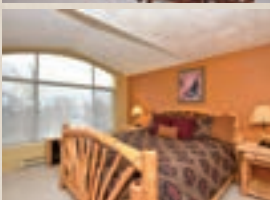


1859 EAGLES RIDGE WAY

3 Bedrooms | 3.5 Baths
Offered at \$208,900

Fantastic 3 story townhome!

This property is in immaculate condition, has open living area with stone fireplace, fresh paint, 2 large decks off the back, massive windows in master suite to enjoy the views, remodeled entry vestibule with ski storage and heated floors, selling fully furnished and much more to see. The walkout basement has radiant heated floors in the hot tub area and is a great area for the kids.



1812 EAGLES RIDGE CT

3 Bedrooms | 3.5 Baths
Offered at \$175,000

Private and very well maintained.

1st Floor Living Room with Beautiful Stone Fire Place open to Dining Room and Kitchen, 1/2 Bath and Deck overlooking Forbes State Forest. Upstairs Master Bedroom with Private Master Bath + 2 more Bedrooms and Full Bath. Finished walk out basement with Full Bath, Washer/Dryer and Large Storage area + Covered Deck. Selling Completely Furnished and Ready for you to Begin Building Your Hidden Valley Memories!

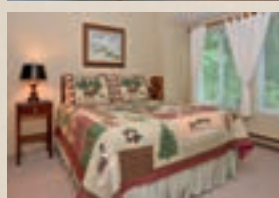


4509 NORDIC WAY

3 Bedrooms | 2.5 Baths
Offered at \$175,000

Fantastic townhome in excellent condition and in walking distance of the ski slopes.

This meticulously maintained property has been upgraded throughout with new windows, fresh paint, buck stove in living area, new flooring, attic space remodel and more. This end unit is selling fully furnished, has a cathedral entry with vestibule and a large open living area with deck off the back to enjoy the sounds coming from the pond right above. This townhome is truly turn key!

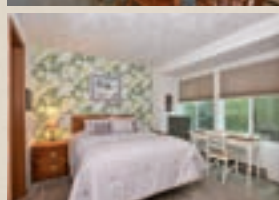


4519 NORDIC WAY

3 Bedrooms | 2.5 Baths
Offered at \$167,500

Fantastic Alpine Woods townhome.

This property has a private location at the end of the street, but is an easy walk to the ski slopes. The unit is being sold partially furnished, has a cathedral ceiling entry, large open living area, 1450 sq ft, stone fireplace, hard surface kitchen countertops, newer roof and much more to see!

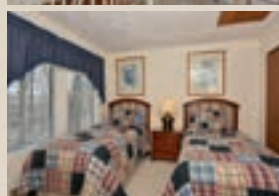
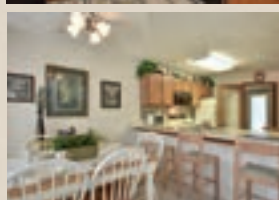


1617 SNOWFIELD WAY

3 Bedrooms | 2 Baths
Offered at \$165,500

Here is a fantastic townhome with an excellent location close to the south Ridge Activity Center.

This well-maintained unit has an open living area with cathedral ceilings and a corner stone fireplace. One bedroom on the main level, large bathroom upstairs with separate shower and bathtub, a new deck off the living area and a nice enclosed entry vestibule.



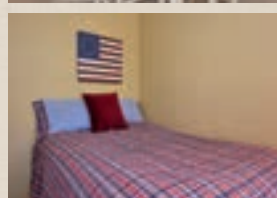
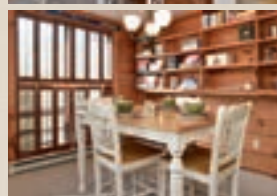


1477 GEBHART WAY

2 Bedrooms | 2 Baths
Offered at \$162,500

This townhome has been upgraded throughout.

This is a two bedroom and loft townhouse with easy access to the ski slopes, swimming pool and tennis courts. The unit has fresh paint, new flooring, hard surface countertops, new appliances, new roof, redesigned master bathroom or more. The property is selling furnished, has cathedral ceilings, corner fireplace, large deck off the back and everything you need to enjoy all the seasons here at Hidden Valley Resort!



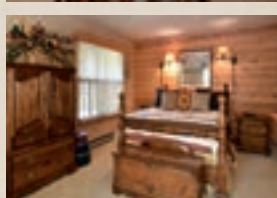
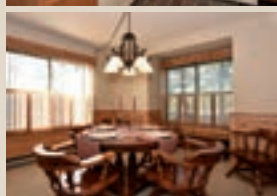
52 VALLEYVIEW DRIVE

3 Bedrooms | 1.5 Baths
Offered at \$147,500

Direct view of the Valley-side ski slopes.

The property is in excellent condition with many upgrades done which include fresh paint throughout, new appliances, overhauled bathrooms with full size washer/dryer, new ceramic tile and carpet throughout, extended patio off the large deck outback, enlarged loft which could be used as the 4th bedroom, cedar lined entry, installed sump pump to ensure no moisture and much more to see! The property is selling fully furnished.

Contingent



557 PINE COURT

3 Bedrooms | 2.5 Baths
Offered at \$133,000

Well appointed 3 bedroom, 2.5 bath, end unit townhome. Great location only steps away from The Forbes State Forest hiking trails. This property features a large wrap around deck, slate floors, wood burning fireplace and nicely sized bedrooms.

514 KOOSER CIRCLE

3 Bedrooms | 2 Baths
Offered at \$122,900

Fantastic townhome in excellent condition and an excellent location!

Great turn key condition townhouse located only steps away from Forbes State Forest. This unit has been upgraded throughout with new windows, carpeting, kitchen counter tops and appliances







CONDOMINIUMS

Carefree resort living! With a Hidden Valley condominium, the HOA maintains everything outside your walls. Condominiums are the perfect choice for smaller families, ranging in size from efficiencies to three bedroom units.

As a condo owner, you'll enjoy all the benefits of membership with the Hidden Valley Foundation including security, winter shuttle service, trash removal, snow removal and maintenance of parking lots and walkways, landscaping, exterior maintenance, firewood, chimney cleaning, and general upkeep and maintenance of the swimming pools, basketball courts, tennis courts, picnic areas and playgrounds.



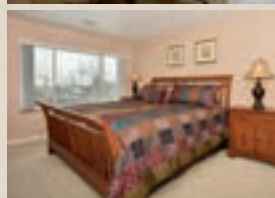
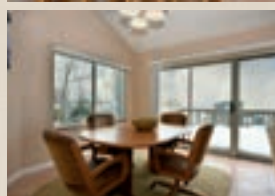


5130 SUMMIT VIEW

3 Bedrooms | 2.5 Baths
Offered at \$255,000

This slope side, ski in/ski out unit is awaiting your family.

Look directly out your patio door and you'll see the top of the North Summit ski slopes from this 3 Bedroom, 2 Bathroom condominium. Enjoy cozy evenings by the fire in this turn key condition condo that comes fully furnished with all appliances & accessories. Start making memories in the ultimate backyard at Hidden Valley Resort

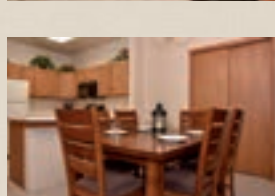


5327 SUMMIT DRIVE

2 Bedrooms | 2 Baths
Offered at \$250,000

Fantastic condo overlooking the ski slopes in The Summit.

This gorgeous unit has granite countertops, upgraded appliances, cathedral ceilings in the open living space, large deck overlooking the slopes, fresh paint, lots of storage inside and a separate storage area in the building. The master bedroom has a walk-in closet and jet-tub in the large bathroom. The loft area is used as a 3rd bedroom with lots of room for the kids to play. The property is being sold fully furnished minus personal items.



5021 SUMMIT VIEW

2 Bedrooms | 2 Baths
Offered at \$237,500

A true ski in/ski out condo, located on the Summit Side slopes.

This property has a great layout with an open living area, stone faced wood-burning fireplace, expansive deck off the living room, large entry for skis and such, quite a bit of storage areas and much more to see. All the bedrooms have their own bathrooms with the master having a jet-tub. HOA takes care of the exterior. Why rent another season, when you can own this gem here at Hidden Valley Resort! This property is selling fully furnished.

5033 SUMMIT VIEW CT

3 Bedrooms | 2 Baths
Offered at \$235,900

Beautiful end unit condo located just steps away from the top of the Summit side ski slope.

The unit features an open floor plan with a large kitchen and massive living/dining room area. The unit is over 2000 sq ft and is being sold fully furnished. Gas heat, central A/C and more.

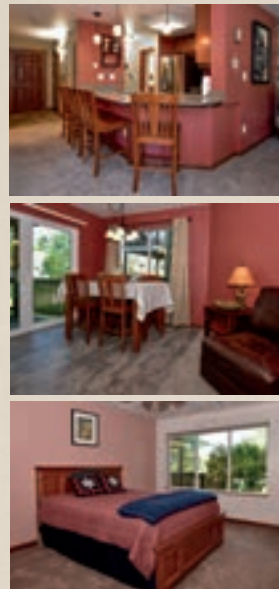


5306 SUMMIT DRIVE

2 Bedrooms | 2 Baths
Offered at \$167,500

Walk to the ski slopes right from the deck.

The condo has granite countertops, new Aristokraft cabinets, GE Adora stainless steel appliances, stone fireplace wall with pellet stove installed, new carpet and porcelain tile flooring, new Pella windows and slider, new lighting throughout, six-panel true oak doors, A/C, fresh paint, Waterboss softener system and so much more. The property is selling fully furnished and is truly turnkey.

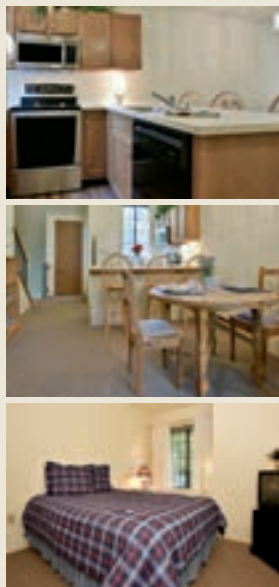


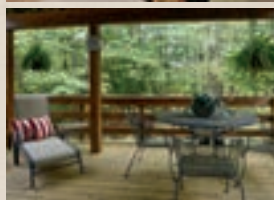
1242 TANYWARD LANE

2 Bedrooms | 2 Baths
Offered at \$149,900

Fantastic location with a short walk to the Valley-side slopes, swimming pool, and tennis courts.

This property has just had all new flooring installed throughout and the inside completely painted. The unit is being sold fully furnished, has cathedral ceilings, newer appliances, corner fireplace, lots of storage, nice deck, good rental potential and so much more. The HOA fee includes all exterior maintenance, free firewood, shuttle buses, 24/7 security and more.



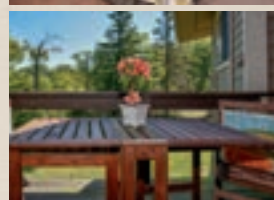
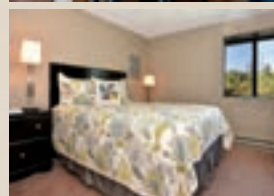


2106 SOUTH RIDGE TR

2 Bedrooms | 2 Baths

Offered at \$145,000

Beautiful turn key, 2 bedroom, 2 full bath condo. This fully furnished unit has an amazing custom kitchen, newer carpeting, new appliances and so much more. The location is also spectacular as it borders the Forbes State Forest and is only steps away from the community center, swimming pool, playground and recreation area.



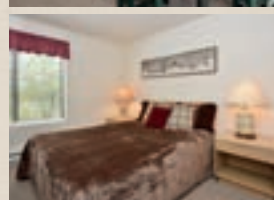
1273 GRISTMILL COURT

2 Bedrooms | 1.5 Baths

Offered at \$143,500

Impressive end unit condo next to swimming pool, tennis courts and ski slopes.

Recently updated with gorgeous granite counter tops, new appliances including washer and dryer, new flooring throughout, new light fixtures, fresh paint, new furniture, selling fully furnished and more, Great rental potential! Easy, hassle free living at Hidden Valley with the HOA taking care of the exterior, landscaping, free firewood, snow removal, 24/7 security and shuttle buses.



5003 SUMMIT DRIVE

2 Bedrooms | 2 Baths

Offered at \$139,900

Great location only steps away from the North Summit ski slopes.

This condo offers a tranquil setting overlooking a beautiful pond. This 2 bedroom, 2 full bathroom unit is being sold fully furnished features an open floor plan with a wood burning fireplace. Bring you skis, groceries and move right in.

2011 SOUTH RIDGE TR

2 Bedrooms | 2 Baths
Offered at \$137,900

Move in ready ground level condo.

This unit overlooks Forbes State Forest and is only steps away from the community center, swimming pool, playground and hiking trails. This condo is being sold furnished

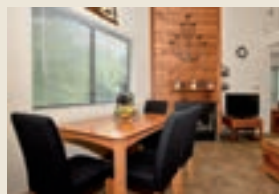


1252 KEPPLER LANE

2 Bedrooms | 1.5 Baths
Offered at \$129,000

Just a short walk to the Valley-side ski slopes, Highlands swimming pool and tennis courts.

This end unit has cathedral ceilings, new ceramic tile flooring, wood burning fireplace, loft can be 3rd bedroom and much more to see. The condo is selling fully furnished. The HOA takes care of all exterior maintenance, snow removal, free firewood, garbage, 24/7 security and shuttle buses during the winter.

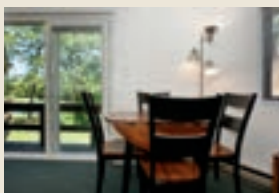


1219 VEECH LANE

1 Bedrooms | 2 Half Baths
Offered at \$94,900

Very well maintained condo in a fantastic location.

Within walking distance to the slopes, pool and tennis courts. Upper unit with a sleeping loft. Deck has a lovely view of the pond. Great for entertaining, vaulted great room with fireplace, open dining room and kitchen.











North Summit Condominiums

Enjoy year-round amenities and beautiful surroundings atop the mountains of the scenic Laurel Highlands.

The newly-constructed North Summit Condominiums are located near the top of the North Summit Slopes, offering easy slope access in the winter, and across the street from the Hidden Valley Golf Club, making this a year-round escape with fun for the entire family in Hidden Valley Resort's 1,000-acre backyard!

A total of four brand new and one gently used condominiums are now available and move-in-ready. Call us today to learn more about these exciting new family getaways!



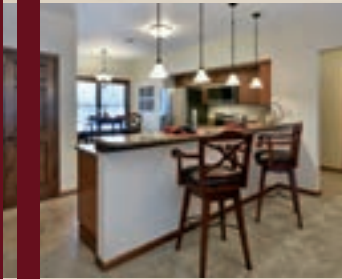


5044 SUMMIT PLACE

3 Bedrooms | 2 Baths
2,066 Square Feet
Offered at \$299,500
Unfurnished

NEW CONSTRUCTION!

As a brand new member of the North Summit Community, this home is conveniently situated within the lower level of the building, with no steps required to enter and exit the condominium. This home features an open concept mountain modern floorplan. The kitchen includes stainless steel GE profile appliances, granite countertops, and more! With a pantry, private outdoor deck and large sports closet, the home offers plenty of convenient storage.



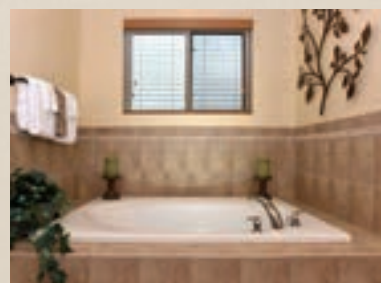
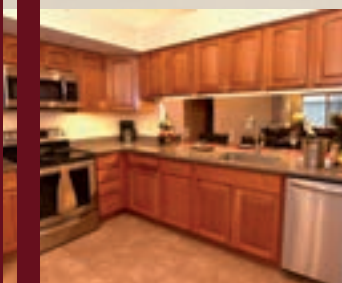
5140 SUMMIT PLACE

3 Bedrooms | 2 Baths
2,100 Square Feet
Offered at \$289,000

RESALE

Fully furnished and spacious second floor condominium.

This home features a large open living area, cathedral ceilings, hard-surface countertops, master suite with jetted-tub, private outdoor deck, gas fireplace and heat, central air conditioning and so much more!





2120 COUNTY LINE ROAD
CHAMPION PA

SURROUNDING AREAS

Explore the Laurel Highlands! From quiet seclusion to exciting outdoor adventure, explore the variety of homes found throughout the Laurel Highlands.

Our expert Realtors will help you find the home of your dreams in a great neighborhood, from communities near the resorts to the Somerset Area and beyond!

It's important to work with a Realtor who understands your goals. We will find homes that perfectly compliment your family's lifestyle, and guide you through the home-buying process every step of the way.



Near 7 Springs

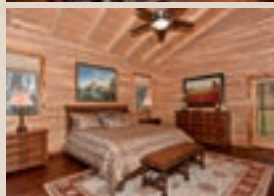


2120 COUNTY LINE ROAD

4 Bedrooms | 3 Baths
Offered at \$999,000

This unique and majestic cedar log home is tucked away in a pristine mountain wilderness!

The home features a private gated driveway, a gourmet kitchen with a granite island, stainless steel appliances with dual ovens and custom solid wood cabinets. This home has hand-laid natural stone foundation, two car garage and fireplace. Relax and converse with friends and family in a gorgeous outdoor setting with a full wraparound deck featuring an outdoor fireplace.



Near 7 Springs

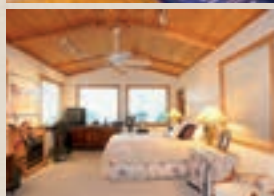


249 ALPINE HEIGHTS RD

8 Bedrooms | 4 Baths
Offered at \$959,000

This is a great location with long distance views. This property can serve many different purposes!

This home has been a wonderful warm residence for the current owner. It could be a spectacular second home that could generate rental revenue, if so desired. It is priced to sell at below it's current appraised value. Great entertaining property for extended families and or friends. Many bedrooms and activity areas give everyone an opportunity for group time as well as time to yourself.



Near 7 Springs

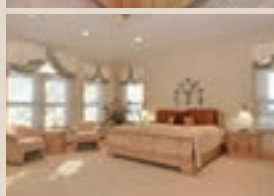
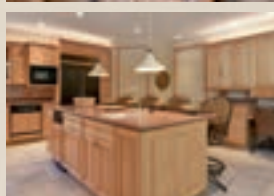


2442 COUNTY LINE ROAD

5 Bedrooms | 4 Baths
Offered at \$949,000

This single family home is less than a mile to the north gate of 7 Springs.

This spectacular home is a must see on a private 2 acre lot. The home has a custom kitchen, formal dining room, spacious living room and a gorgeous Master bedroom suite. The basement has all you will want to entertain large groups. It also has a large deck with a professional landscaped yard and a 4 car garage.



128 COUNTRY CLUB CT

7 Bedrooms | 7 Baths
Offered at \$649,000

Beautiful contemporary home in the private community of Pike Run Country Club.

First floor master suite has heated floors with office/den, walk in closet and master bath adjoining 4 season sun room overlooking the tranquil water fountain/pond, outdoor fireplace and hot tub. Downstairs you will find a finished game room and 2 large bedrooms. Basement walks out to "golf cart" garage. There is an additional detached garage.

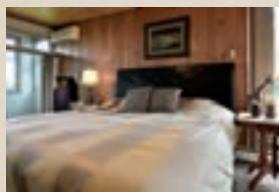


594 FELGAR ROAD

4 Bedrooms | 4 Baths
Offered at \$325,000

Frank Lloyd Wright inspired home with 5.44 acres in Somerset Township!

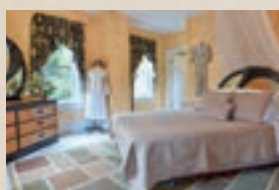
Enchanting stone, front patio with pergola will greet your guests. Inside find an open kitchen, dining room and living room with walls of windows in every room to bring in natural light from every direction. Finished family room in lower level with walk out to stone patio and hot tub. All bedrooms have abundant built in storage. If you are looking for a home with unmatched character in every room, look no more.



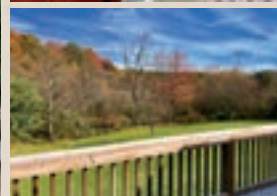
156 Rockdale Road

5 Bedrooms | 3 Baths
Offered at \$299,000

The Gingerbread House Bed and Breakfast is located just off of the great allegheny passage (MM44) in Rockwood. This Victorian beauty has been restored and has hosted many guests in the 5 bedroom/3 bath home while visiting the Laurel Highlands. Large cedar wrap around porch, living room, laundry room/office, large eat in kitchen with butlers pantry & pellet stove. Most furnishings can be included.



Contingent



150 SARAH LANE

3 Bedrooms | 2 Baths
Offered at \$259,000

Completely remodeled farmhouse!

Oak floors, subway tile bathroom, laundry room with full bath, granite kitchen with stainless appliances, water system, high ceilings., New garage has 10x20 guest quarters with murphy bed. Furniture is negotiable. Enjoy your large deck overlooking 1 acre parcel with landscaped yard. Newly dug leach field so it is perfect as a permanent residence but because it is located 7 miles from Seven Springs, it is ideal for your second home. Convenient to the Donegal interchange of the turnpike yet tucked away on a seldom travelled road.

Kings Mountain

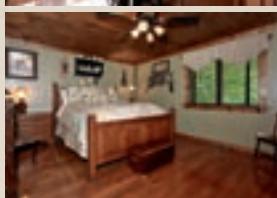
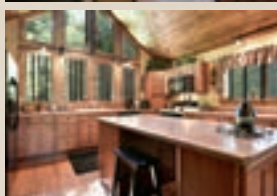


144 KINGS MOUNTAIN RD

4 Bedrooms | 3 Baths
Offered at \$243,000

Secluded, custom built single family home with oversized integral garage in Kings Mountain Resort with lake and pavilion access. Conveniently located near golf course, winery, and state parks! Minutes away from Seven Springs Mountain and Hidden Valley Resorts. Features include geo thermal HVAC with backup electric baseboard heat, pellet stove and boasts a four seasons cherry sun room.

Kings Mountain



131 Linden Lane

1 Bedrooms | 2 Baths
Offered at \$235,000

Phenomenal Kings Mountain Resort Home on secluded 3+ acre lot!

Beautiful great room with corner fireplace and a wall of windows leading to a private deck is open to enormous dining room and kitchen area. Features: master bedroom suite with walk in closet and private bath with jetted tub; den (also could be used as bedroom) off of kitchen with gas fireplace that could be converted back to wood. (or another bedroom) with plenty of storage and extra living space. Attached over sized 1 car garage and plenty of additional parking in driveway.

120 MEADOWVIEW DR

3 Bedrooms | 2 Baths
Offered at \$234,000

Spacious home is Meadowview heights development in Rockwood!

Covered porch with beautiful southeastern views leads to the entry into the expansive living, dining, kitchen open concept. The master bedroom has a walk in closet and 3/4 bath. The large 18x26 Trex deck is ideal for entertaining. Below the deck is a concrete patio w/hot tub hookups. The walk out basement is plumbed and ready for finishing. Security system installed but not active.



LOT 2 NEALS RUN ROAD

1.92 Acres
Offered at \$199,975

Incredible opportunity to own a piece of North Face bordering the ski slopes of Seven Springs. This once-in-a-lifetime opportunity will allow you to build your single-family mountain getaway directly next to Lost Girl Trail! There is currently only one single-family home on trail. This home site is build-ready with underground utilities already present and a DEP-approved on-site septic location. Ground is gently sloped and perfect for walk-out lower level. There will also be Builder packages available, if you would prefer.



136 DEMOUNT ROAD

2 Bedrooms | 1 bath
Offered at \$185,000

Charming chalet on a very private 3.6 acre wooded lot.

Gorgeous stone wood burning fireplace and walls of windows in front living room, opens to newer deck. Dining area and kitchen features exposed beams, cast iron pot belly stove and authentic wagon wheel chandelier. Updates include: new furnace, new roof, new hot water heater, chimney repointed, large walk in pantry, and utility room lined with cedar.



Near HV

LOT 5 BLUFFS TRAIL

5.80 Acres
Offered at \$179,000

New, approved subdivision. First lot in The Bluffs. Located near Hidden Valley Resort, next to Forbes State Forest off a Township Road. Flat area for homesite with incredible western, long-distance views. On-lot septic, recorded covenants, underground utilities, private road. The lot borders state forest and is minutes to both Seven Springs Mountain Resort and Hidden Valley Resort. On a clear day, one can see over 50 miles and the top of the former USSTEEL Building.

Pending

880 WEST MAIN ST

4 Bedrooms | 2 Baths
Offered at \$175,000

Move in ready craftsman style home.

One acre with a 3 bay detached garage! Gorgeous wood flooring in most of the spacious rooms. The house is filled with natural light from all of the newer windows. The over sized living room has a wood burning fire place & custom book case. The french doors lead to the cozy den which has beautiful wood blinds. Relax and unwind on the charming covered front porch. The eat in kitchen has abundant cupboard storage & counter space.

Somerset, PA

110 NORTH ROSINA AVE

Offered at \$147,499

Spacious commercial retail building!

Highly visible approx 2500+ commercial retail building with 38 paved parking spaces in somerset boro (valuable parking spaces for uptown!) On the corner of w main and rosina. Approx 18 are leased now and bring in about \$450/month. There are at least 3 separate units with their own entrances, shared kitchenette and bath room. Newer metal roof- 2014; new furnace-2016.

LOT 7 FIRE TOWER/ SHEETS RD

6 Acres
Offered at \$139,000

This lot has long-distance views and sits off a Township-maintained road. The lot is part of an 8-home development, which all sit on 4+ acres. It is located between both Resorts and is 5 minutes from the Main Lodge at Seven Springs. The lot has an approved septic site and underground utilities. The property line has been recently surveyed to give a better understanding of the lot size. There are views across the valley to the other ridge line.



TRACT 4 PARCEL 2 TRACT C WILSON CREEK RD

20.11 Acres
Offered at \$137,000

It is not too often you see a lot of this size, that is newly surveyed and staked. Additionally, the lot is perc approved for an eljen system or sand mound. The potential here is very appealing to a buyer looking for ultimate privacy for your dream home, cottage or cabin. There are wooded areas as well as open areas and with berry bushes throughout. The lot extends from Wilson Creek Road to the corner of Walker Road.

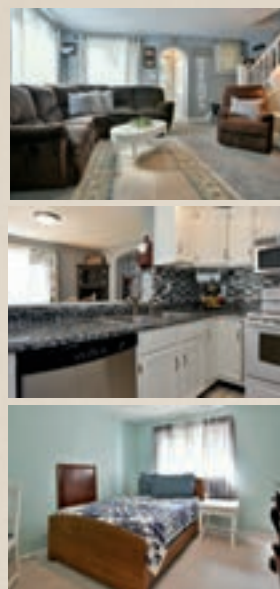


228 WEST GARRETT ST

3 Bedrooms | 1 Baths
Offered at \$124,900

Fenced in yard with swimming pool!

Move right in at this nicely decorated cape cod. Features include new carpet in all bedrooms and living room, updated open kitchen to dining room, updated bathroom, newer vinyl siding, covered back porch, off street parking and storage in rafters. Kitchen appliances and shed in back are included.



Somerset, PA



389 EAST MAIN STREET

Offered at \$99,999

Commercial office building with 7 potential lease spaces!



13x12 brick and stone wall accented entry with spacious seating/waiting area, 14x15 office-reception area with ton's of storage, 15x12 break room with 3/4 bathroom, washer/dryer, sink, updated public bathroom, central heat/air conditioning, ceiling fans, large utility closet, large parking area easily accessible, highly visible location. Speakers in every room with individual sound control in each room. 15+ parking spaces in paved parking lot

PERC Approved



TRACT 4 PARCEL 3, TRACT D WALKER ROAD

13.07 Acres

Offered at \$93,900

Beautiful wooded, country setting. This lot has just the right amount of trees to provide privacy yet the sun shines through. This lot has been newly surveyed, staked, and is perc approved for an eljen system or sand mound. What a unique opportunity to own, as this lot extends across the road on Walker Road as well, approximately 3/4 acre. See the survey for frontage and depth, and other details of "Tract 4 Parcel 3" and "Tract D."

Somerset, PA



305-307 WEST GARRETT ST

2 Bedrooms | 1 Bath Each Unit

Offered at \$75,000

Duplex: Great investment opportunity!

Live in one side and rent out the other. Located on a corner lot with 2 spaces of off street parking. Both units are 2 bedrooms and 1 bath with rear covered decks. Washer/dryer hook ups are in the basement and accessible through an exterior entrance. All Utilities-gas/water-sewer/electric are separate for each unit.

711 NORTH CENTER AVE

1 Bedroom | 1 Bath Each Unit
Offered at \$75,000

Live in one side rent out the other!

3 large 1 bedroom/1 bath apartments, recently renovated, designated off street parking. New cabinets and carpet, some new appliances, some new windows. Perfect for the buyer that wants to live in one unit and rent the other 2.



728 SKYVIEW DRIVE

4.10 Acres
Offered at \$69,000

This lot borders state forest and is part of a 115-acre 14-lot development. Easy access to both 7 Springs and Hidden Valley while still close enough to the Turnpike. The lot is flat to gentle on slope and has an approved septic location, with underground electric already to the lot. Homes in the development have been built to covenants. Property is bordered by Forbes State Forest. Does not get any better than this.



444 BERLIN PLANK ROAD

1.03 Acres
Offered at \$49,000

1.03 acre commercial lot with 335 ft of frontage along Berlin Plank Road and 343 ft along the Somerset Country Club golf course.



Contingent

TRACT 4 PARCEL 2 TRACT A WALKER ROAD

5.76 Acres
Offered at \$40,500

A serene setting awaits a new owner on this lovely wooded lot. Build your dream home or cottage, and have plenty of privacy. The lot has been newly surveyed, staked, and is perc approved for an eljen system or sand mound. See the survey for frontage and depth, and for other details of "Tract 4 Parcel 2 Tract A."

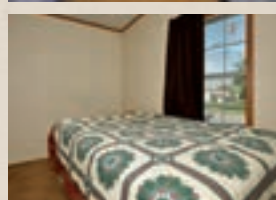
PERC Approved

TRACT 4 PARCEL 1 TRACT A WALKER ROAD

5.53 Acres
Offered at \$40,500

If you are looking for a nicely wooded and level lot, you've found it here. Build your dream home or cozy cottage in the woods as you enjoy a serene, country setting. See survey for frontage and depth, and for other details of "Tract 4 Parcel 1 Tract A." This lot is newly surveyed, staked with iron pins, and is perc approved.

Somerset, PA



113 PAMELA LANE

3 Bedrooms | 2 Baths
Offered at \$28,500

Move in ready single wide!

Manufactured home in Somerset Estates. Open floor plan with new carpet and flooring. All appliances, oak bar stools and 8x8 shed included. Features include: master bedroom with master bath and 2 closets, spacious porch, central air, eat in kitchen with additional counter seating-oak bar stools included, newly paved off street parking pad for 2 cars.





OUR AGENTS



SCOTT SWANK, BROKER OF RECORD

Scott is a leader dedicated to welcoming homeowners to our resort family and providing the highest standards of service.

Scott is celebrating 30 years experience in resort real estate sales and property management. Scott is an alumnus of Saint Francis University with a degree in Business Management. He is a member of the National Association of Realtors, Pennsylvania Association of Realtors and Realtors Association of Metro Pittsburgh.

"OWNING A HOME AT THE RESORTS IS LIKE JOINING A FAMILY. THE LEVEL OF SERVICE AND AMENITIES AVAILABLE AT THIS RESORT AND OUR RESORT REALTY OFFICE IS UNMATCHED."



DALE MCKINLEY, HIDDEN VALLEY REALTOR

Dale has been a familiar face at Hidden Valley Resort for over 20 years and specialized in real estate sales for the last 18 years. A proven sales leader, Dale is the on-site expert for buyers and sellers at the hidden gem of resorts.

"BEING ON THE RESORT FOR SO LONG, I HAVE GREAT PASSION FOR WHAT HAPPENS HERE, WITH THE RESORT AND ESPECIALLY WITH THE REAL ESTATE."

Dale takes great pride in his work. He is committed to finding the best price and putting buyers in the homes of their dreams. With so much expertise of Hidden Valley communities, working with Dale means working with the best.



JOHN NICHOLS, HIDDEN VALLEY REALTOR

John Nichols has been a full-time resident of the Laurel Highlands for 25 years. With more than 16 years of committed experience in Seven Springs and Hidden Valley real estate sales, John has the knowledge and experience to make your next transaction effortless.

"HAVING THE ABILITY TO WORK WHERE I PLAY AND RAISE MY FAMILY IS A DREAM COME TRUE. AS OUR REAL ESTATE MARKET CONTINUES TO CHANGE, IT IS IMPORTANT FOR YOU TO WORK WITH SOMEONE WHO IS KNOWLEDGEABLE OF THE MARKET."



JENNY HARANCHER, HIDDEN VALLEY, SEVEN SPRINGS AND LAUREL HIGHLANDS REALTOR

Jenny's family has lived in the Laurel Highlands since 1960 and she is very well-versed in the Seven Springs and Hidden Valley communities. Jenny has worked as a ski instructor at Hidden Valley Resort and with the wait staff at Seven Springs Mountain Resort.

Jenny received her B.S. in Management from Penn State. In her free time, Jenny can be found enjoying the mountains, whether she is skiing, hiking, rafting or just spending time with friends and family.

"I'M VERY EXCITED TO BE HELPING OTHERS FALL IN LOVE WITH THE LAUREL HIGHLANDS JUST AS I DID. I AM FRIENDLY, EASY GOING AND HELPFUL. MY GOAL IS TO ASSIST YOU IN EVERY STEP OF BUYING YOUR NEW MOUNTAIN HOME AND GETTING YOU STARTED ON MAKING NEW MEMORIES WITH YOUR FAMILY."

Our agents are dedicated to helping you discover the home of your dreams. Not only do we have the right expertise, we love the mountains and we work and play here every day with our families.



BEN TAWNEY, HIDDEN VALLEY AND LAUREL HIGHLANDS REALTOR

Residents of Hidden Valley Resort, Ben's family was blessed with the opportunity to appreciate the beauty of the Laurel Highlands in 2004 when they moved here from North Carolina. Since moving to the area, Ben has become a regular participant in fishing, hiking, skiing, biking, and many other Laurel Highlands activities.

"BEING ABLE TO HELP OTHERS FIND HOMES THAT WILL ALLOW THEM TO SHARE THE SERENITY OF THE AREA IS WHAT MOTIVATES ME AS AN AGENT. I WANT EVERYONE TO SEE ALL THAT THE AREA HAS TO OFFER AND HAVE THE OPPORTUNITY TO LIVE IN THE HEART OF THE LAUREL HIGHLANDS."

After Ben attended college at Slippery Rock University and earned his Master's in Business Administration, he discovered his interest in Real Estate. Ben and his wife Celina are excited to get to know current and new community members in the area.



JAIME SANTOYO, HIDDEN VALLEY AND LAUREL HIGHLANDS REALTOR

Jaime is a full-time homeowner and experienced, on-site real estate professional working with buyers and sellers at Hidden Valley Resort. Jaime grew up in the Laurel Highlands and works with buyers and sellers throughout the surrounding areas as well. Along with her realty experience, Jaime brings valuable skills to your listing as a specialist in staging and redesign.

"IT'S EXCITING TO BE ABLE TO WORK IN A FIELD THAT I AM SO PASSIONATE ABOUT. I CARE VERY MUCH ABOUT THE WORK THAT I PROVIDE TO OTHERS. I WANT TO KNOW WHAT IS IMPORTANT TO MY CLIENTS AND I WANT TO HELP THEM REACH THEIR GOALS. I KNOW THE MARKET WELL AND I LOOK FORWARD TO HELPING BUYERS AND SELLERS WITH THEIR REAL ESTATE NEEDS."

Jaime is a member of the National Association of Realtors, the Pennsylvania Association of Realtors, and the Realtors Association of Metropolitan Pittsburgh. In her free time, she enjoys skiing and outdoor activities in the Laurel Highlands with her children.



AMY REEPING, HIDDEN VALLEY, SEVEN SPRINGS AND LAUREL HIGHLANDS REALTOR

Amy's family have been Hidden Valley homeowners since 1982, where she grew up skiing at Hidden Valley and Seven Springs. Amy is very familiar with resort life, and specializes in listing and selling properties within Somerset and the surrounding areas. Amy is very active in her community and boasts nearly a decade of experience in residential and commercial real estate.

"YOU SHOULD EXPECT NOTHING LESS THAN IMPECCABLE INTEGRITY WHEN YOU ARE LOOKING FOR A REALTOR! AS A FULL-TIME REALTOR, I AM HELD TO THE HIGHEST STANDARD OF CONDUCT UNDER THE NATIONAL ASSOCIATION OF REALTOR'S CODE OF ETHICS. INTEGRITY GIVES YOU PEACE OF MIND. LET ME HELP YOU ACCOMPLISH YOUR REAL ESTATE GOALS WITH INTEGRITY."

Amy is a member of the National Association of Realtors and the Pennsylvania Association of Realtors. In her free time, she enjoys boating and spending time outdoors with her family of five, cheering them on in everything they do.



THE ULTIMATE BACKYARD

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