

HIDDEN VALLEY RESORT HOMES GUIDE



COMPLIMENTS OF

HIGHLANDS
RESORT REALTY LLC

HIGHLANDSRESORTREALTY.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.



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ADVENTURES ABOUND ON A MOUNTAIN BURSTING WITH LIFE

Summer in the Laurel Highlands is a grand world of outdoor adventure. Opening the front door means stepping out into a brilliant and lush landscape filled with opportunities to explore, spend time together, find solitude and experience the great outdoors as a family.

As the mountain flourishes with life at Hidden Valley Resort, endless adventures including hiking, biking, whitewater rafting, wildlife watching and much more are right at the fingertips of resort homeowners.

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 one of the most beautiful and exciting regions in the country.

Before you know it, you'll be stepping out the door with your family at your side, ready to take on a new mountain adventure together. Whatever adventure you seek, you'll find it right in your backyard when you own a home at Hidden Valley Resort.



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!



North Summit Condominiums

Enjoy year-round amenities and beautiful surroundings atop the mountains of the scenic Laurel Highlands with one of Hidden Valley's newest additions!

The 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!





5140 SUMMIT PLACE

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

This gorgeous condo is close to the slopes and the golf course! This is a second floor unit selling fully furnished. This property has a large open living area, cathedral ceilings, hard-surface countertops, all appliances included, big master suite with jet-tub, large deck out back, gas fireplace, gas heat, A/C and so much more!

Come up and see what Hidden Valley Resort has to offer you!



5141 SUMMIT PLACE

3 Bedrooms | 2 Baths
2,000 Square Feet
Offered at \$285,000

This property is practically brand new and is ready to move in! The unit is selling completely furnished, has gas heat, central A/C, large open living area, cathedral ceilings, great entry area for all the skis and such, master suite has large private bath with jetted tub, large deck off the living room, tons of storage and so much more.

Come up and see what Hidden Valley Resort has to offer you!





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!



2341 SOUTH RIDGE DRIVE

4 Bedrooms | 3.5 Baths
Offered at \$950,000

This gorgeous custom built Stonewood Estates home sits on almost three quarters of an acre!

From fantastic granite countertops, custom cabinetry throughout, hardwood flooring, cathedral ceilings, two fireplaces, his & hers closets, jetted tub with massive ceramic walk-in shower, composite decking and all landscaping professionally mastered, this home has it all! The walkout basement is unfinished but ready for someone to add multiple bedrooms and family entertainment areas.



2303 SOUTH RIDGE DRIVE

6 Bedrooms | 4 Baths
4,272 Square Feet
Offered at \$899,000

This Stonewood Estate has an unbelievable 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 and so much more! Come find out what Hidden Valley Resort has to offer you!



189 RIDGEVIEW ROAD

5 Bedrooms | 3 Baths
Offered at \$525,000

This large Ridgeview home is basically brand new with being only 2 years old!

The home features a master suite on first floor, large stone fireplace in open cathedral living area, open kitchen with stainless steel appliances with island, huge loft upstairs acts as another living area, heat pump with gas backup, whole house A/C, unfinished walkout basement could add bedrooms and living space, maintenance free hardyboard exterior and so much more.

202 IMPERIAL ROAD

4 Bedrooms | 3.5 Baths
Offered at \$525,000

Truly unique Hidden Valley Estates home with one of the best views you will find and you can ski right off the back deck.

Some of the features are cathedral ceilings throughout, massive 3-sided stone fireplace in the center of living area, multiple levels to entertain, expansive glass windows to take in the skiing and allow natural light in, wrap around decking, 2 car garage, gas heat, unique stone flooring, built in bar off family room, over a half acre wooded lot and so much more!



272 IMPERIAL ROAD

6 Bedrooms | 5 Baths
4,550 Square Feet
Offered at \$499,000

Your ski dream house awaits! You can ski right off the deck in this Hidden Valley Estates home and onto the Summit Side slopes.

The property sits on a half acre, wooded lot in Hidden Valley Estates. The home has been completely remodeled with new flooring, granite countertops, stainless steel appliances, new siding and roof, fresh paint, 2 car garage, 2 large stone fireplaces, huge deck overlooking the ski slopes, massive amounts of windows, hot tub room and more.



2422 SOUTH RIDGE PLZ

7 Bedrooms | 4 Baths
Offered at \$469,000

This Pines Home is 3 stories with a walkout finished basement!

The home overlooks the golf course and a 30 mile vista over the state forest. The home is selling fully furnished, has a 2 car garage, over 3,000 sq ft, gas heat, two massive decks off the back to soak up the views, berber carpet, ceramic tile, cathedral ceilings, 2 stone fireplaces, bedrooms on every level, and so much more.





1741 HIGHTOP DRIVE

5 Bedrooms | 3 Baths
3,277 Square Feet
Offered at \$429,000

Impressive Fairway Home overlooking golf course and steps away from the swimming pool in South Ridge.

This property is in excellent condition and is over 3200 sq ft!! The house has an attached 2 car garage, gas heat, A/C, selling furnished, new flooring, master suite with jet-tub on 1st floor, massive great room with cathedral ceilings, large wrap around deck and is right across from the play area and basketball court.



273 IMPERIAL ROAD

6 Bedrooms | 3.5 Baths
Offered at \$379,900

Fantastic fully furnished Hidden Valley Estates home located only a few steps away from the North Summit ski slopes.

This turn key condition home features a gorgeous open living area with a floor to ceiling wall of windows, a vaulted ceiling, a stunning stone fireplace and beautiful lighting throughout. Hidden Valley is the ultimate backyard for your family!



2404 SOUTH RIDGE WAY

3 Bedrooms | 2.5 Baths
Offered at \$319,000

This fantastic home in The Pines has been meticulously cared for and is in turn key condition.

Enjoy a fabulous resort location, close to a variety of amenities including outdoor adventures in Forbes State Forest and summer family fun at the Hidden Valley community center with swimming, basketball courts, playgrounds and more!

1720 SNOWFIELD RUN

4 Bedrooms | 3.5 Baths
Offered at \$259,000

One of a kind Fairway home, with fully finished basement and is beautifully situated on the 17th hole of the Hidden Valley Golf course!

This home is being sold furnished and is in fantastic shape, features a stone fireplace, cathedral ceilings, finished basement with wood stove and so much more. Start making memories in the ultimate backyard at Hidden Valley Resort.



255 LAKE ROAD

3 Bedrooms | 2.5 Baths
Offered at \$249,000

Here is a charming Hidden Valley Estates home very close to the ski slopes.

The home sits on a half acre wooded lot and is a short walk to the ski slopes, ski lodge and overlooks Lakes George and Helen. The property is being sold fully furnished, has a new roof, paved governor's driveways, tons of parking, cathedral ceilings in living area, berber carpet, ceramic tile, open living area, good rental potential and much more!



160 IMPERIAL ROAD

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

Spacious Hidden Valley Estates home located steps away from slopes!

This house would make a great investment property or is suited for a large family. Large open kitchen and living room area is perfect for entertaining. Hidden Valley is the ultimate backyard for your family!





2739 POWDER RIDGE RD

3 Bedrooms | 2 Baths
1,772 Square Feet
Offered at \$239,000

This Powder Ridge home has an excellent location which is walkable to the ski slopes and is very close to the South Ridge Center!

The home has had an overhaul with upgraded kitchen, with new cabinets, countertop, appliances, new flooring throughout, fresh paint, replacement of all interior doors to 6 panel wooden doors, master suite with large bath with jet-tub, massive loft can be 4th bedroom, wrap around deck, selling mostly furnished and so much more!



277 LAKE ROAD

4 Bedrooms | 3 Baths
Offered at \$210,000

Fantastic Hidden Valley Estates home situated on a double lot overlooking Lake George.

This chalet features a one car garage with a large governors driveway, fantastic open living area, updated bathrooms, hardwood flooring, big deck overlooking the lake, beautiful stone fireplace and is being sold selling fully furnished. Great location situated between the Valley side and North Summit ski slopes.



311 LAKE ROAD

4 Bedrooms | 2.5 Baths
Offered at \$199,000

Here is a fantastic opportunity to own a Hidden Valley Estate home here at Hidden Valley Resort!

The home sits on a private half acre wooded lot, has a 2 car garage, 1st floor master bedroom suite with jet-tub, new granite countertops, cathedral ceiling living area, stone fireplace with wood burning insert, gas/hot water heat, new lighting fixtures, lots of windows to bring in the sun, large deck out front and so much more. The property is selling mostly furnished.



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 \$309,900

Great location with the slopes right behind the Highlands Townhouse property and a short walk to the swimming pools, tennis courts and recreation areas.

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.



1101 FORBES LANE

4 Bedrooms | 3.5 Baths
Offered at \$309,900

This is a 3 story Highlands townhome overlooking the ski slopes!

This property has it all with an open living area and large deck, gas fireplace, berber carpet, ceramic tile, maintenance free stone/vinyl exterior, A/C and gas forced air heat, selling fully furnished and more. This townhome is also a good investment with rental income available.



1309 WESTRIDGE DRIVE

3 Bedrooms | 3.5 Baths
Offered at \$289,000

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!

1710 SNOWFIELD RUN

5 Bedrooms | 4 Baths
2,425 Square Feet
Offered at \$239,000

Fantastic Highlands townhome overlooking the golf course!

This property has a private setting at the end of a cul-de-sac with 3 decks having big views and sitting above the 12th green. The unit is an end unit, has a large master suite with it's own deck, currently replacing all carpeting throughout, tons of storage, walkout basement with bedroom and living area, stone fireplace and so much more to see!



1927 SOUTH RIDGE WAY

4 Bedrooms | 3 Baths
1,950 Square Feet
Offered at \$229,000

Here is a large South Ridge townhome with a great setting and short walk to the big pool in South Ridge.

This property has a large cathedral ceiling kitchen, massive master suite on second floor, huge deck overlooking two tranquil ponds, stone fireplace in living area, selling fully furnished, tons of storage and much more to see.



1859 EAGLES RIDGE WAY

3 Bedrooms | 3.5 Baths
2,154 Square Feet
Offered at \$228,000

Excellent location with this Eagles Ridge home overlooking Forbes State Forest!

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.



1911 SOUTH RIDGE CT

3 Bedrooms | 2.5 Baths
1,725 Square Feet
Offered at \$219,000

Fantastic location with this South Ridge townhome overlooking the 16th green of the golf course!

The unit was already well maintained, and just recently the owner completely redesigned the kitchen with all new cabinetry, appliances and counter-tops. The townhome has cathedral ceilings in living area, a stone fireplace with buck stove insert, 5 newer skylights that open, selling fully furnished and much more to see!



1873 EAGLES RIDGE WAY

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

This lovely Eagles Ridge townhome is located only steps away from the South Ridge Center.

Move right into this fully-furnished, turnkey home in time for winter fun! Sale includes all furnishings, washer/dryer and other appliances.



1525 TIMBERCREST TER

3 Bedrooms | 2.5 Baths
1,776 Square Feet
Offered at \$209,000

This Highland townhome is truly unique and must be viewed!

Everything is new from the redesigned kitchen with custom cabinets and stainless steel appliances, new lighting fixtures throughout, new hardwood flooring, carpet and ceramic tile, fresh paint, cathedral ceilings in living area, stone fireplace with rough cut cedar accent wall, large deck off the living room, bathrooms completely overhauled, the loft can serve as another sleeping area and so much more to see!

1534 TIMBERCREST CT

4 Bedrooms | 3 Baths
2,008 Square Feet
Offered at \$207,500

Here is a fantastic Highlands Townhome within walking distance of most of resort amenities!

This is an end unit, selling completely furnished, has new flooring, new appliances, approximately 2000 sq ft, large master suite upstairs with private deck, stone fireplace in living area, tons of storage, majority of windows replaced and much more! Come up and find out what Hidden Valley Resort has to offer you in this wonderful property!



1827 EAGLES RIDGE TER

4 Bedrooms | 3.5 Baths
2,025 Square Feet
Offered at \$199,000

Here is a large three story Eagles Ridge townhome overlooking Forbes State Forest!

This property has been updated with granite kitchen countertops, new appliances, is selling fully furnished, has big deck with views of the mountains, stone fireplace in open living area, lots of storage and is an easy walk to the swimming pools and recreation areas.



1854 EAGLES RIDGE WAY

3 Bedrooms | 2.5 Baths
1,340 Square Feet
Offered at \$194,500

Here is a fantastic Eagles Ridge townhome with a great location and breathtaking views out the mountains!

This property overlooks Forbes State Forest and is a short walk to the big pool in South Ridge. The unit is in excellent condition with new roof, new windows and slider, fresh paint, granite countertop in kitchen, stainless steel appliances and more. The townhome is selling fully furnished and features a large open floor place with stone fireplace.



Contingent



1866 EAGLES RIDGE WAY

3 Bedrooms | 2.5 Baths
1,550 Square Feet
Offered at \$189,900

This excellent Eagles Ridge townhome has a rare one car garage!

This property has an excellent location sitting on a cul-de-sac with a short walk to South Ridge Center. This unit is in superb condition with fresh paint, gorgeous hardwood flooring, corner stone fireplace, large deck looking out to the pond, big open living area with open entry/foyer, jet-tub in master bathroom and much more to see!

1702 SNOWFIELD RUN

3 Bedrooms | 2.5 Baths
1,776 Square Feet
Offered at \$189,900

Great location with the Highlands Townhome being located right above the Green on the 12th fairway!

The unit has an open floor plan with cathedral ceilings, stone fireplace, master suite upstairs with adjoining loft, 2 large bedrooms on main level, entry vestibule, selling fully furnished and so much more. Watch the seasons unfold in this property at Hidden Valley Resort!



1533 TIMBERCREST TER

3 Bedrooms | 2.5 Baths
1,725 Square Feet
Offered at \$189,000

This fantastic Highlands townhome is close to everything!

Here is an end unit that is walkable to the ski slopes and both swimming pools and tennis courts. The property is being sold fully furnished, has cathedral ceilings, fresh paint, big master bedroom upstairs with loft overlooking living area, stone fireplace and more to see! Come find out what Hidden Valley Resort is all about!



1843 EAGLES RIDGE WAY

3 Bedrooms | 2.5 Baths
1,456 Square Feet
Offered at \$189,000

Watch the seasons unfold in this fantastic Eagles Ridge Townhome overlooking Forbes State Forest.

The property is selling fully furnished, has a large open living area, cathedral entry, new roof, fresh paint and carpet, all bedrooms upstairs with the master having it's own full bathroom, stone fireplace, large deck outback to soak up the views of the mountains and more! Come up to the mountain and find out what Hidden Valley Resort has to offer you!



4532 NORDIC WAY

3 Bedrooms | 2.5 Baths
1,329 Square Feet
Offered at \$169,000

Alpine Woods two story townhome with a great location within walking distance of the ski slopes!

This property has been upgraded throughout with an addition off the back adding a family room, hardwood flooring throughout, kitchen has a major facelift with granite countertops, stainless steel appliances, ceramic backsplash, new lighting, corner stone fireplace, selling furnished and much more!



4 LAKEVIEW DRIVE

4 Bedrooms | 2 Baths
Offered at \$169,000

This Lakeview townhome has great views with the large deck overlooking Lakes George and Helen.

The property is selling fully furnished, upgraded kitchen with new cabinetry and appliances, rough cut cedar accented walls, wood burning stove, fresh paint throughout, tons of storage and so much more. These units do not come around often so get up to the mountain soon and find out what Hidden Valley has to offer you!



Contingent



4527 NORDIC WAY

3 Bedrooms | 2.5 Baths
1,290 Square Feet
Offered at \$163,000

Charming Alpine Woods townhome walkable to the ski slopes!

This townhome has a great setting backing up to the forest and is quite private. The property is being sold fully furnished, has a cathedral entry, is in excellent condition, fresh paint, large updated kitchen, corner fireplace, deck off the back.



1475 GEBHART WAY

2 Bedrooms | 1.5 Baths
1,125 Square Feet
Offered at \$157,500

Fantastic Highlands townhome with a great central location on top of the mountain.

This property has had a complete overhaul with a redesigned kitchen, new appliances, new flooring throughout, updated lighting and more. The unit is selling fully furnished, has cathedral ceilings, corner wood burning fireplace, large deck off the back, 1st floor master bedroom, loft can be 3rd bedroom and this townhome is an easy walk to the ski slopes.



1490 SADDLER WAY

3 Bedrooms | 2 Baths
1,320 Square Feet
Offered at \$149,900

This Highlands townhome has a great setting overlooking the Saddler ponds and is walkable to the ski slopes, swimming pool and tennis courts.

The property is in excellent condition, has cathedral ceilings throughout, master bedroom on first floor, lots of ceramic tile work, large deck looking out to the pond, selling furnished, lots of storage, corner fireplace and more.

1609 SNOWFIELD COURT

3 Bedrooms | 2.5 Baths
Offered at \$147,500

Charming Highlands townhome right between the two outdoor swimming pools. It is an easy walk to enjoy all the homeowner amenities.

This property is an excellent condition with never being a rental, is selling fully furnished, has an open living area, stone fireplace, lots of storage, new roof and exterior paint and more. Watch the seasons unfold here at Hidden Valley Resort!



514 KOOSER CIRCLE

3 Bedrooms | 2 Baths
1,162 Square Feet
Offered at \$133,800

Great turn key condition Heights townhome located only steps away from outdoor adventures in Forbes State Forest!

This home is ready for your family and has been upgraded throughout with new windows, new carpeting, new kitchen countertops and new appliances!



62 VALLEYVIEW DRIVE

3 Bedrooms | 1.5 Baths
Offered at \$130,000

Perfect Resort Retreat! Tranquil & secluded setting in the summer and expansive views of the slopes in the winter await you in this Valleyview townhouse.

This unit comes fully furnished features large open living area with a wall of windows and vaulted ceilings. Immaculate condition and awaiting a new family. Start making memories in the ultimate backyard at Hidden Valley Resort.



47 VALLEYVIEW DRIVE

3 Bedrooms | 1.5 Baths
Offered at \$119,900

This charming Valleyview townhome looks out to the ski slopes.

The property is in excellent condition with a new wood burning stove, large deck & patio outback, cathedral ceilings in living area, loft can be kids 4th bedroom, wall of windows to look out at the slopes, cedar accented walls, selling fully furnished and much more.



"WHEN YOU'RE CURIOUS, YOU FIND LOTS OF
INTERESTING THINGS TO DO."

-- Walt Disney





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.





5129 SUMMIT VIEW CT

3 Bedrooms | 2 Baths
2,000 Square Feet
Offered at \$300,000

Come enjoy all that Hidden Valley Resort has to offer in this fantastic Summit condominium overlooking the ski slopes!

The property has a level walk from parking lot, gas heat and A/C, master suite with separate jet-tub, berber carpet and ceramic tile flooring, fresh paint, gas fireplace, large deck and much more.



5130 SUMMIT VIEW CT

3 Bedrooms | 2.5 Baths
Offered at \$270,000

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

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



5034 SUMMIT VIEW CT

3 Bedrooms | 3 Baths
2,000 Square Feet
Offered at \$265,000

This North Summit condo is just steps away from the ski slopes!

This property is in excellent condition with new carpet and flooring, fresh paint, new solid wooden doors, jet-tub in expansive master suite, stone gas fireplace, large deck off of living area, entry vestibule perfect for skiers, just installed whole house tank-less hot water and so much more. Gas heat with central air conditioning, exterior just completely painted and partially replaced and the building has a sprinkler system.

5231 SUMMIT VIEW CT

3 Bedrooms | 3 Baths
Offered at \$259,800

Look directly out your patio door and you'll see the top of the North Summit ski slopes from this professionally decorated Summit condominium.

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



5026 SUMMIT VIEW CT

2 Bedrooms | 2 Baths
1,525 Square Feet
Offered at \$246,500

Skier's dream! Just walk out to the deck and right onto the Summit side ski slopes, for this is truly a ski in/ski out property.

The unit has a large open floor plan, been updated with new flooring, fresh paint, new windows and sliders, selling fully furnished, gas heat, A/C, upgraded fireplace, large master suite with jet-tub and so much more. Come up and enjoy all that Hidden Valley has to offer you in this fantastic condo on the slopes!



1240 TANYARD LANE

2 Bedrooms | 2 Baths
Offered at \$169,900

This end Highlands Condo unit is located only steps away from skiing, tennis, swimming, fishing and the playground.

You will find this fully furnished condo in immaculate & turn key condition. Come up to the mountains and enjoy Hidden Valley, the ultimate backyard playground.





5019 SUMMIT DRIVE

2 Bedrooms | 2 Baths
1,025 Square Feet
Offered at \$164,900

Even beginners can ski out the back door from this ski in/ski out Summit condo!

This updated property features 9-foot ceilings, stone fireplace, master bedroom with walk-in closet and master bath with double sinks and oversized whirlpool tub. Kitchen updated with Corian countertops, new flooring, under-mount sink, newer refrigerator, built-in microwave and disposal. This unit is selling fully furnished!



5302 SUMMIT DRIVE

2 Bedrooms | 2 Baths
1,182 Square Feet
Offered at \$164,900

Ski in/ski out right off the deck in this fantastic Highlands Condo property!

Location is right at the top of the lift of the Summit side close and right on the crossover slope. The unit has been completely upgraded throughout with new kitchen and appliances, large open floor plan, upgraded flooring, fresh paint, master suite with jet-tub and separate shower, all new windows and slider, tons of storage with extra in basement, good rental potential, A/C, large deck off living area and so much more.



1242 TANYARD LANE

2 Bedrooms | 2 Baths
1,072 Square Feet
Offered at \$149,000

Sharp Highlands condominium right across the street from the ski slopes!

Fantastic location with a short walk to the Valley-side slopes, Highlands swimming pool and HV tennis courts. The unit is being sold fully furnished, has cathedral ceilings, updated with new flooring, new appliances, fresh paint, corner fireplace, lots of storage, nice deck, good rental potential and so much more.

1148 TANYARD LANE

2 Bedrooms | 2 Baths
Offered at \$149,000

Beautiful end unit at Highlands Condos located in the heart of all the action.

Only steps away from skiing, swimming, tennis, playgrounds and fishing ponds. This unit is being sold fully furnished and is in move in ready condition. Make Hidden Valley YOUR ultimate backyard.



1254 KEPPEL LANE

2 Bedrooms | 1.5 Baths
1,050 Square Feet
Offered at \$137,500

You can have it all in this sharp Highlands condominium at the top of the mountain!

The property has cathedral ceilings, open living area, fresh paint and newer berber carpet, corner fireplace, free firewood included with the HOA fee, large master bedroom, loft can serve as 3rd bedroom and selling fully furnished. Find your home away from home here at Hidden Valley Resort!



1271 GRISTMILL COURT

2 Bedrooms | 1.5 Baths
1,050 Square Feet
Offered at \$124,900

Gorgeous Highlands condo at Hidden Valley Resort!

This property has just had a complete carpet replacement done, looks fantastic, has cathedral ceilings, large master bedroom, loft can be 3rd bedroom, corner fireplace and more. The unit has an excellent location that is within a short walk to the ski slopes, swimming pool and tennis courts. Find your home away from home here at Hidden Valley Resort!



Contingent



1269 GRISTMILL COURT

1 Bedroom | 2 Partial Baths
965 Square Feet
Offered at \$89,900

Immaculate Highlands condominium, with easy access to the ski slopes and swimming pool!

Completely upgraded throughout with hardwood flooring, new granite countertops, new stainless steel appliances, new light fixtures, washer & dryer, is selling fully furnished, lots of storage space and so much more! The property is on the 2nd floor of the building and has cathedral ceilings in the living areas.



1156 KEPPLE LANE

1 Bedroom | 2 Partial Baths
Offered at \$65,900

Fantastic end unit in Highlands Condos located steps away from skiing!

This unit has been well cared for and is in immaculate condition. Features a cozy fireplace that warms the cold winter nights after a day on the slopes. Start making memories in the ultimate backyard at Hidden Valley Resort.



1110 FORBES LANE

1 Bedroom | 2 Partial Baths
688 Square Feet
Offered at \$58,000

Fantastic Highlands condo right on top of the mountain.

This property has a great location with an easy walk to the ski slopes, swimming pools and tennis courts, all overlooking a scenic pond with fountains. This unit is selling fully furnished, has new appliances, some new furniture, open living area and more. Come up to the mountain and find out what Hidden Valley Resort has to offer you!

1127 GRISTMILL LANE

1 Bedroom | 2 Partial Baths
688 Square Feet
Offered at \$56,000

Very sharp Highlands condo right across the street from the ski slopes!

Excellent price in this property that is selling fully furnished. The condo has an open floor plan, newer carpet, paint and appliances, easy walk to the swimming pool and tennis courts and much more to see! Come and find out what Hidden Valley Resort has to offer you!



We didn't realize we
were **MAKING**
MEMORIES. We
just knew we were
HAVING FUN.





2120 COUNTY LINE ROAD
CHAMPION PA

SURROUNDING AREAS

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

In addition to the Seven Springs and Hidden Valley communities, the resorts' neighboring areas offer many diverse properties.

Our dedicated agents can help you find the home of your dreams, whether you're looking for a cabin in the woods, a mountain chalet, or a rustic lodge for a second home or a full-time residence.





2120 COUNTY LINE ROAD

4 Bedrooms | 3 Baths
Offered at \$1,249,000

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.



183 ROCKY RIDGE ROAD

3 Bedrooms | 2.5 Baths
Offered at \$499,000

Incredible mountain home minutes from the Resort!

Experience the outdoors on your covered and wrap-around deck or from the comfort of the four-season room. Enjoy a game of pool in the Great Room. Red oak beams and cathedral ceiling windows give the living room a warm and open feeling. The kitchen has cherry cabinets and GE Profile appliances. Master bedroom and bathroom are located on the first floor right next to the sauna and hot tub.



301 MIDDLE FORK ROAD

3 Bedrooms | 2 Baths
Offered at \$220,000

Enjoy the Laurel Highlands in the beautifully custom built log home.

Just 8 miles from Seven Springs and 15 miles from Ohiopyle allows for endless activities. Truly one of a kind private property that borders one of PA's cleanest streams. There is a spacious detached 2 car garage which gives you extra storage for your toys and a partially completed guest house. This is an absolutely one of a kind remote location for any wilderness lover.

120 HUNGARIA DRIVE

3 Bedrooms | 3 Baths
Offered at \$145,000

Great vacation cottage or can be a primary residence in desirable Rockwood school district, this home is close to the resorts!

Partially furnished to make move in easier. Large deck off kitchen wraps around to front deck. This community has a lake and community building for use by homeowners. The full basement offers plenty of storage and fruit trees and raspberry bushes will provide an abundance of fruit. Come see this one today.



322 FERNCREEK ROAD

3 Bedrooms | 2 Baths
Offered at \$64,900

Nestled in Fern Creek, Seven Springs' best kept secret, this three bedroom mobile home is move-in ready!

All the comforts of home. Large screened-in porch. Shed included to store all your toys. Great location within the community.



LOT 2, NEALS RUN ROAD

1.92 Acres
Offered at \$229,500

Incredible opportunity to own a piece of North Face bordering the ski slopes of 7 Springs. This once in a life time opportunity will allow you to build your single family mountain getaway directly next to Lost Girl trail! There currently is only one single family home on the 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.





LOT 5, BLUFFS TRAIL

5.8 Acres
Offered at \$178,000

NEW approved subdivision. Two lots have already sold. Located near Hidden Valley, next to Forbes State Forest off 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 minutes to both resorts of 7 Springs and Hidden Valley.



LOT 16, CAMP RUN ROAD

3.25 Acres
Offered at \$139,000

Gorgeous building lot with stunning panoramic views. Located near Hidden Valley next to Forbes State Forest off township road.



LOT 7, FIRETOWER/ SHEETZ

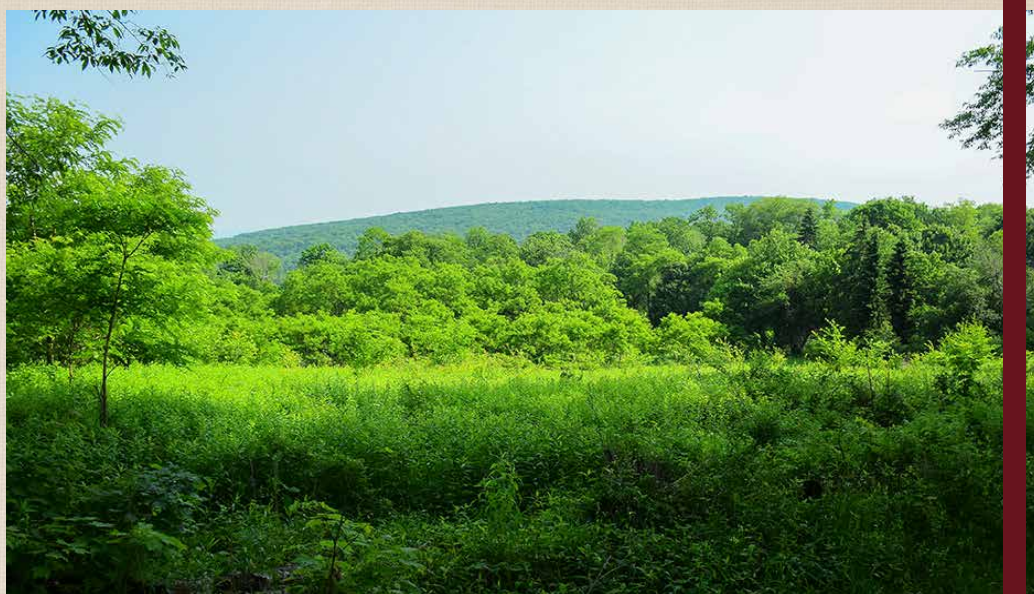
6 Acres
Offered at \$135,000

This lot has long distance views and sits of a township maintained road. The lot is part of a 8 home development which all sit on 4 acres plus. It is located between both resorts and is 5 minutes from the main lodge at 7Springs. The lot has an approved septic site and underground utilities. The property line has been recently surveyed to give a better understanding of lot size. There are views across the valley to the other ridge line.

LOT 1, CAMP RUN ROAD

6.8 Acres
Offered at \$109,000

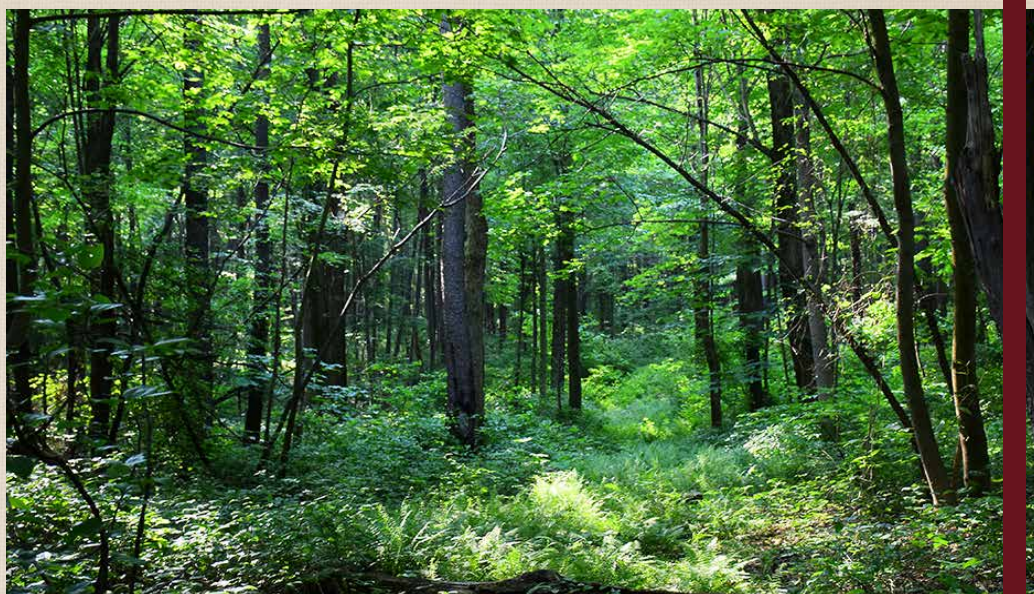
New approved subdivision. First lot in the Bluffs, located near Hidden Valley next to Forbes State Forest off township road. Flat area for homesite with view of adjoining ridge. On lot septic, recorded covenants.



LOT 11, MCGYVER WAY

6.3 Acres
Offered at \$97,500

This is the last lot owned by the developer in Skyview Farms. It sits on a cul-du-sac with a peek a boo view of the next mountain range, underground utilities to lot, perced and approved by county for on site septic. Survey available. The lot has new homes with some ranging up to a million dollars, which will protect any future new home in the development. Still close to resorts and turnpike for easy access, but very private.



LOT 7 SKYVIEW

4.1 Acres
Offered at \$79,000

This corner lot is nestled in the development of Skyview Farms. There are a number of lovely rustic estate style homes already in the 14 homesite development with all the lots have a minimum of 4 acres of privacy. This lot also borders Forbes State Forest. The lot borders a township road and has an approved septic site.





LOT 26/27 HORSESHOE ROAD

1.1 Acres
Offered at \$75,000

This is actually two lots for the price of one. Build on one lot and sell the other one or combine the two lots and build on them as one. Conveniently located off of County Line road minutes to the 7 Springs resort.



LOT 4, WESTVIEW DRIVE

.32 Acres
Offered at \$54,900

Build your dream home on this fantastic lot in Westview here at Hidden Valley Resort. Location is key with just a short walk to the ski slopes. The views of the mountains are spectacular! The lot has all utilities on site and is ready for construction. Bring your own builder.



OUR TEAM

Our team of agents are dedicated to helping you discover the Laurel Highlands home of your dreams. Not only do we have the expertise to provide you with top-notch real estate services, we love the mountains and we work and play here every day with our families.



SCOTT SWANK BROKER OF RECORD

Scott leads the Highlands Resort Realty Team; dedicated to welcoming clients and homeowners to the resort family and providing the highest standards of service.

Scott's professional career spans 28 years with experience in resort real estate sales including listing, selling and property management. From single family homes to duplexes, townhomes, vacant land to condos, Scott represents a well-rounded portfolio of properties in and around the resorts.

Scott is an alumnus of Saint Francis University in Loretto, PA, where he obtained his bachelor's degree in Business Management. He is a member of the National Association of Realtors and the Pennsylvania Association of Realtors and The 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 THROUGH OUR RESORT REALTY OFFICE IS UNMATCHED."

Prior to working for Highlands Resort Realty, Scott was the broker and owner of nearby Indian Lake Realty. Scott has two children: Cullen and Lydia. In his spare time, he enjoys fishing, boating and golfing.



DALE MCKINLEY HIDDEN VALLEY REALTOR

Dale has been around 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 A 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 the homes and communities of Hidden Valley, 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 22 years. With more than 14 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 ENGLISH HARANCHER HIDDEN VALLEY REALTOR

Jenny's family has lived in the Laurel Highlands since 1960. Jenny is very well-versed in both the Seven Springs and Hidden Valley communities. In her younger years, Jenny 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. She worked in sales in Pittsburgh before returning to join our team.

"I'm very excited to be back in the mountains, helping others fall in love with the Laurel Highlands just as I did so many years ago. 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."

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.



THE ULTIMATE BACKYARD