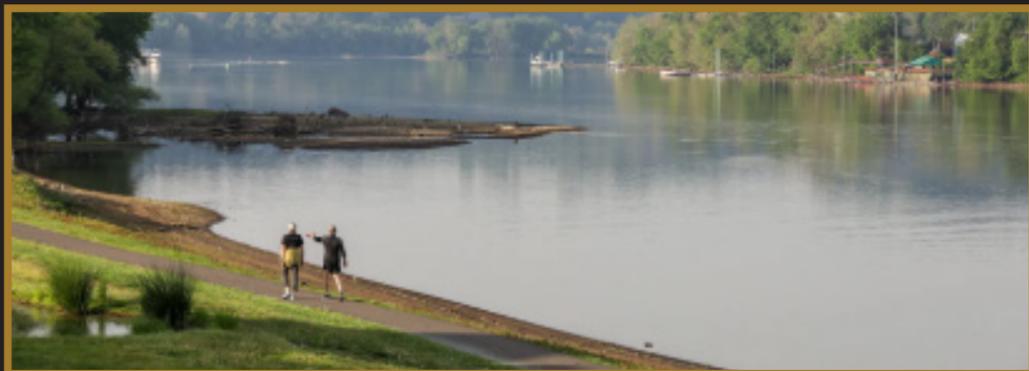




# THE BROOKS

*Waterfront Residences in the Heart of Oakmont*



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or scan the QR code



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HANNA**  
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## SOPHISTICATED LIVING WITH STUNNING VIEWS

Nestled along the picturesque Allegheny River in the vibrant town of Oakmont, The River's Edge is a meticulously designed community that offers an unparalleled blend of tranquility and modern convenience. We are thrilled to introduce our newest building, The Brooks, which is now open!

Offering a rare opportunity for sophisticated living with breathtaking river views from virtually every unit, the luxurious condominiums at The Brooks feature:

- Spacious balconies
- Open-concept floor plans
- High-end kitchens with oversized islands
- Premium stainless steel appliances
- Quartz countertops
- Wide-plank hardwood flooring
- Resort-style amenities



### EXCLUSIVE AMENITIES

In addition to the amenities available to the entire River's Edge community—such as a waterfront trail, greenspaces, and convenient walkability to Oakmont's restaurants, shops, and more—residents of The Brooks will also enjoy exclusive amenities designed to enhance relaxation and entertainment, including:

- Infinity pool
- State-of-the-art fitness center
- Luxurious club room & café
- Indoor parking garage



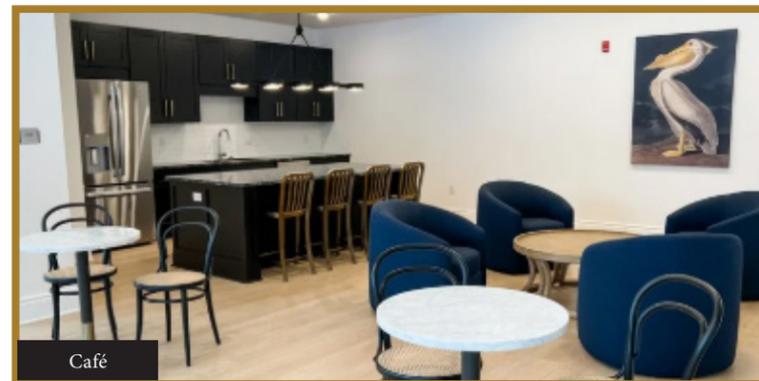
### FLEXIBLE LIVING OPTIONS

With just 48 exquisite residences available, The Brooks offers 1-, 2-, and 3-bedroom options ranging from 750 to 2,283 square feet. Take advantage of the opportunity to invest in a rare waterfront community with amazing amenities. Buy now at initial pricing and build your equity in this exclusive setting.

Not ready to buy? Consider renting one of our brand-new, luxury condominiums at an exceptional value. Experience the elegance and convenience of residing in a high-value resort community, offering premium amenities at competitive rental rates.

### EMBRACE AN EXTRAORDINARY LIFESTYLE

This is an extraordinary chance to live in one of the most sought-after locations along the Allegheny River. To learn more, speak with one of our sales agents today. We look forward to helping you find your dream residence at The Brooks at The River's Edge! With limited units available, now is the time to secure your place in this exclusive community. Embrace the opportunity to live surrounded by natural beauty while enjoying the finest in modern living. The Brooks at The River's Edge is waiting to welcome you home!



Café



Sunroom



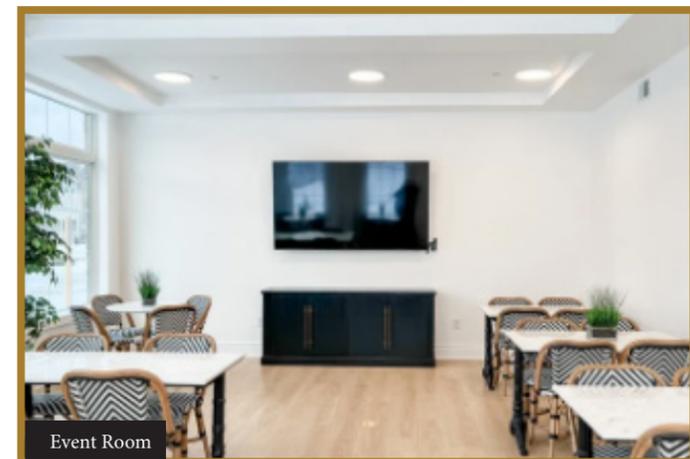
Fitness Center



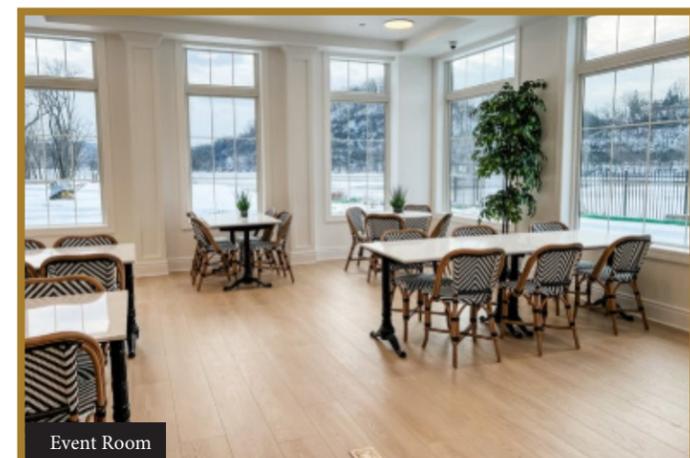
Main Lobby Lounge



Main Lobby Lounge



Event Room



Event Room