

Duffy Highlands

Included Features

- 3cm Granite Kitchen Countertops
- Birch Kitchen Cabinetry (maple, cherry, rustic & quartersawn oak available)
- Staggered Upper Kitchen Cabinetry (per plan)
- Whirlpool Appliances with Option of Jenn-Air Upgrade
- Hardwood in Kitchen and Entry
- Quartz Bathroom Countertops
- Ceramic Tile in Laundry and Bathrooms
- Moen Kitchen & Bathroom Faucets
- Kohler Water Closets
- 1/2HP Garbage Disposal
- 5-1/4 Inch Baseboard
- Half Bath Rough-In in Basement
- Fully Finished Garages with Floor Drain per Door
- Clopay Garage Doors with Belt Drive Opener & Keypad
- Double Pane Windows with Low-E Glass
- Patio Included Per Plan



Duffy Highlands combines low maintenance living in both carriage style and single-family homes with all-inclusive amenities for a carefree lifestyle without sacrificing the quality home you deserve.

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*See sales consultant for additional details. Features subject to change without notice.

REV. 1.10.19



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Home Pricing

HOME TYPE	BEDROOMS	BATHS	SQUARE FEET	PRICE
CARRIAGE HOMES				
The Trenton	2-4	2-3	1,105-3,095	LOW \$270s
The Newport	2-4	2-4	1,545-3,580	HIGH \$330s
SINGLE FAMILY VILLA				
The Farmington	3-4	2-4	1,320-3,555	LOW \$290s
The Rochester	3-5	2-4	1,485-3,310	MID \$320s
The Newport	2-4	2-4	1,550-3,610	LOW \$350s
The Lexington	3-5	2-4	1,795-4,395	MID \$370s
The New Haven	2-4	2-4	1,795-4,190	MID \$380s



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*Pricing includes a standard lot allowance. See sales consultant for additional details.

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Homesite Pricing

HOMESITE	ADDRESS	LOT PREMIUM
101	Royal Aberdeen Blvd.	\$0
102	Royal Aberdeen Blvd.	\$0
103	Royal Aberdeen Blvd.	\$2,500
104	Royal Aberdeen Blvd.	\$5,000
105	Royal Aberdeen Blvd.	\$7,500
106	Royal Aberdeen Blvd.	\$5,000
107	Royal Aberdeen Blvd.	\$10,000
108	Muirfield Courtrt	\$12,500
109	Muirfield Court	\$20,000
110	Muirfield Court	\$17,500
111	Muirfield Court	\$15,000
** 112	Royal Aberdeen Blvd.	\$39,500

HOMESITE	ADDRESS	LOT PREMIUM
** 113	Royal Aberdeen Blvd.	\$37,000
119	Gleneagles Dr.	\$17,500
120	Gleneagles Dr.	\$15,000
121	Gleneagles Dr.	\$10,000
124	Gleneagles Dr.	\$0
125	Gleneagles Dr.	\$5,000
** 126	Gleneagles Dr.	\$32,000
** 127	Gleneagles Dr.	\$34,500
** 128	Gleneagles Dr.	\$34,500
** 129	Gleneagles Dr.	\$37,000
** 130	Gleneagles Dr.	\$29,500



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** Walkout Homesites: Premium also includes brick/stone to grade, walkout basement, & composite deck.
 *Lot pricing and availability subject to change without notice. See sales consultant for additional details.



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Area Information - Center & Butler Townships, Butler County

Utilities and Community

- West Penn Power 800-686-0021
- Peoples Natural Gas..... 800-764-0111
- Penn American Water..... 800-565-7292
- BASA (Butler Area San Auth) 724-282-1978
- Armstrong Cable 844-423-5049
- Century Link 866-796-9821
- Police (State Police)/Fire/Emergency..... 911
- Post Office/Butler..... 724-214-6000

Hospitals

- VA Butler Healthcare..... 800-362-8262
- Butler Memorial Hospital..... 724-283-6666
- Med Express Urgent Care 724-283-3627
- UPMC Passavant Cranberry 724-772-5300

Libraries

- Butler Area Public Library 724-287-1715
- Zelienople Public Library 724-452-9330

Day Care

- Kiddie City..... 724-282-3337
- Butler Co. Children’s Center 724-287-2761
- Lifesteps 724-283-1010
- Creative Playcare Inc..... 724-482-2281

Public Schools

- Butler Senior High School 724-214-3200
- Butler Intermediate High School..... 724-214-3400
- Butler Jr High School 724-214-3600
- Northwest Elementary 724-214-4100
- Center Twp. Elementary 724-214-3800

Private Schools

- Butler Catholic Schools 724-285-4276
- Portersville Christian 724-368-8787
- Cardinal Wuerl North Catholic School..... 412-321-4823
- North Main Christian School..... 724-287-7265
- St Gregory Catholic School 724-452-9731

College

- Butler County Community College..... 888-826-2829
- Slippery Rock University..... 800-778-9111

Recreation

- Jennings Environmental Edu. Center..... 724-794-6011
- McConnells Mill State Park..... 724-368-8091
- Moraine State Park..... 724-368-8811
- Alameda Park & Waterpark 724-284-5383

Golf

- Aubreys Dubbs 724-287-4832
- Butler County Club 724-586-7701
- Conley’s Country Club & Resort..... 724-586-7711
- Krendale Golf Course 724-482-4065
- Stoughton Acres Golf Course 724-285-3633
- Suncrest Golf Course 724-586-5508
- Rittswood Golf Club 724-586-2721



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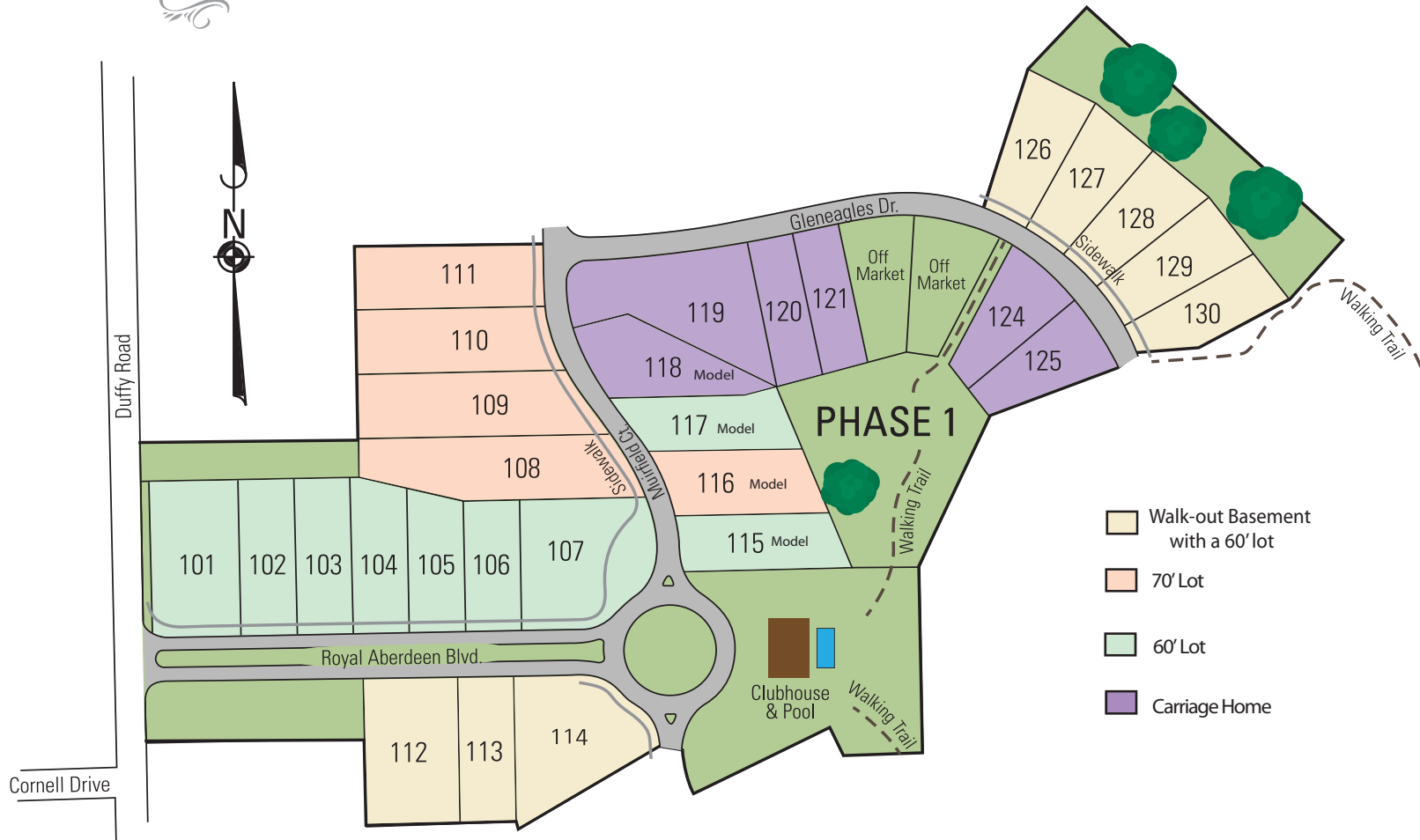
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Duffy Highlands

Site Plan



- Walk-out Basement with a 60' lot
- 70' Lot
- 60' Lot
- Carriage Home



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Duffy Highlands

Homeowners' Association

Simply Better Living

- Grass cutting
- Lawn fertilization
- Seasonal mulching and pruning
- Snow removal
- Community swimming pool
- Clubhouse
- Fitness center
- Walking Trails

Current Monthly HOA Dues \$150



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