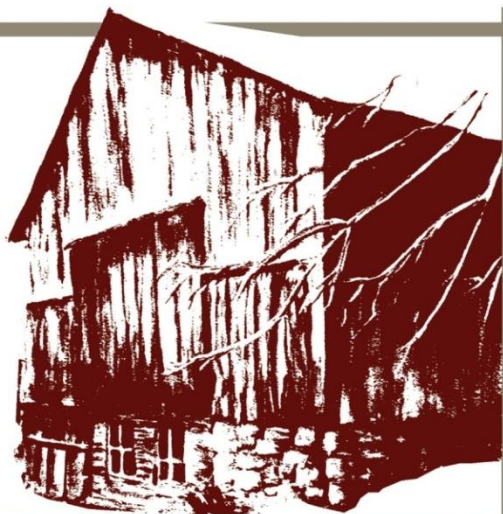


Castors' Farm



ALL
PITTSBURGH
REAL ESTATE

History of Castors' Farm

Benjamin Castor took ownership of the land in July of 1778. He proceeded to erect a log cabin, smokehouse, barn and a few other buildings on this land that he and his family will call home. This land would be home to many generations of the Castor Family, until it was purchased by the current owner/developer.

Before the land transferred hands, the family did try to save the land by contacting the Pennsylvania Historical and Museum Commission. They invited them to inspect the buildings, in hopes that the buildings could be entered into the Pennsylvania and National Historic Registry. Unfortunately, the buildings were found to be in unsafe condition and too poor to be restored to the original glory and splendor.

Understanding how hard it was for the family to part with such a majestic heritage, the new owner/developer decided to honor the family by naming the development "Castors' Farm". The new owner further celebrated the family's heritage by naming the main street "Castors' Lane".

Before demolition took place, an oil painting of the original barn was found and used to create the logo for the housing plan. So, to keep with American Tradition, the owner wanted to convey that "Castors' Farm is a Community that feels like Home."

What a better place to build your American Dream for you and the generations of family to come. Castor's Farm is a truly unique subdivision located in the rural setting of the Borough of Jefferson Hills, Allegheny County. The cozy community is made up of only 25 lots on a cul-de-sac street. All public utilities are available, such as; public water, storm sewers, sanitary sewers, gas, electric, telephone and cable TV.



Oil Painting of the Original Castor Farm's Barn

The lots range from .3 acres to 4 acres with high side, low side and level lots. With these combinations, the lots at Castors' Farm are a blank canvas awaiting your creative touch and dreams. Keep in mind as you design, the lots have a gorgeous view of Peters Creek Valley. A Kaleidoscope of Seasonal Landscaping, Luxurious green for Summer and Spring; Vibrant Colors of Fall Foliage; A Beautiful Brisk Winter Wonderland, all for your viewing pleasure.

Castors' Farm is central to many venues for everyday living, healthy living, and exciting adventure. Within minutes you and your family could be making memories in one of the 4 parks in the area. Tepe Park, which is located just off Ridge Road; Gill Hall Park, which is located just across Peters Creek; Beedle Park located to the South; 885 Park located on the East side of the Borough.

Peters Creek Valley contains a trout fishing stream open to the public, as well as, "Rails to Trails" an asphalt walking/bike trail for your Health and Relaxation. The Monongahela is actively used for summertime water recreation including fishing and boating, there are several marina's that are easily accessed from the development.

Jefferson Hospital is only minutes away from Castors' Farm, for emergency needs or a planned hospital stay.

Castors' Farm is a hub to PA Route 51, Interstate 70, and the Mon-Fayette Expressway.

Costa Homebuilders will aid you in the selection and design of your truly unique custom built home. Some "Signature" models may be viewed at the costahomebuilders.com website. Costa Homebuilders and their architects will assist you in every step of the process, making your adventure pleasurable.

Elegance



Costa Homebuilders

The Standard of Excellence



Castors' Farm offers truly unique custom designed homes of distinction, co-designed by you the buyer, to ensure the quality and craftsmanship you would expect.

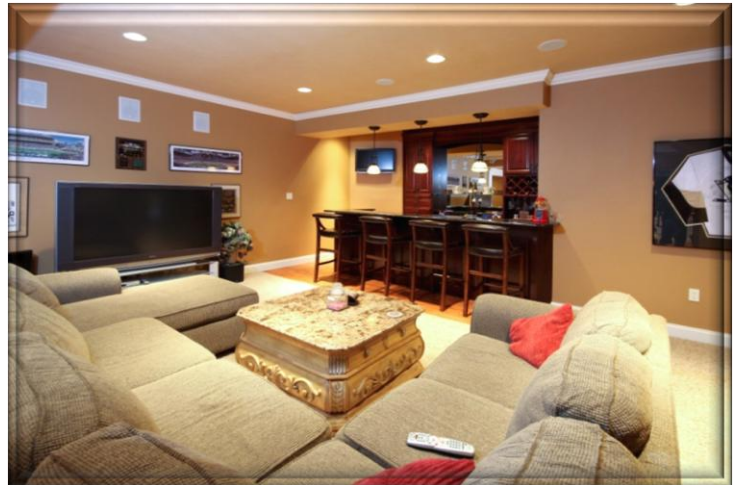
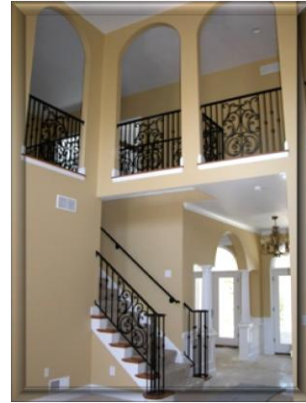


Integrity



Costa Homebuilders

The Standard of Excellence



Features

- Restrictive Covenants
- Packages Start from Mid \$300,000
- Cul-de-sac Community
- Only 25 Lots on Street
- Large "Signature" Style Home-sites
- Spacious and Wide 90' to 240' Frontage Home-sites
- West Jefferson Hills School District
- Overlooking Scenic Peters Creek Valley
- Easy Access to Route 51, 43 Expressway and I-70
- Perfect Lots for Attached Garage Homes
- Montour Trail and Trout Stream Nearby
- Located Near Jefferson Hospital

Superior Craftsmanship



Attention to Detail

Costa Homebuilders

The Standard of Excellence

Beautifully Crafted Hardwood Flooring



*What will your
Dreams and
Imagination
Build You?*



Precision Ceramic Floor Tile



*Feel like a Master Chef in
your own "State of the Art"
Kitchen*



*Make a Grand
Entrance on
Magnificently Crafted
Stairwells*



Masterfully crafted designs



*Imagine Entertaining Family
and Friends in a Great Room
you helped design*

Possibilities.....

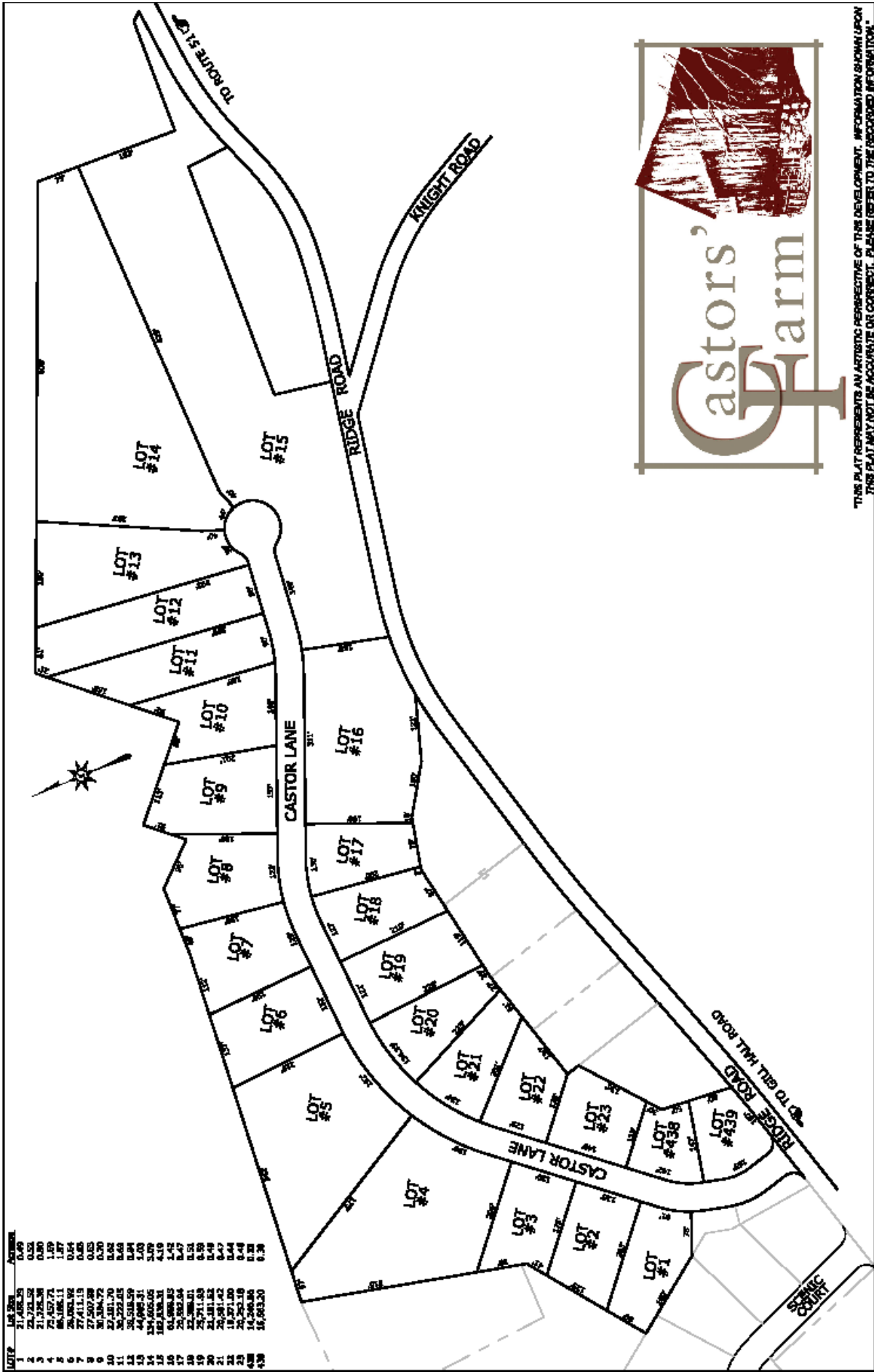
Endless



Price Sheet

<i>Lot #</i>	<i>Frontage</i>	<i>Acres</i>	<i>Price</i>
1	91'	.49	\$85,000
2	120'	.52	\$85,000
3	120'	.50	\$85,000
4	196'	1.69	\$170,000
5	192'	1.57	\$175,000
6	132'	.64	\$105,000
7	125'	.63	SOLD
8	123'	.63	SOLD
9	157'	.70	\$95,000
10	148'	.62	RESERVED
11	90'	.69	\$95,000
12	90'	.84	\$95,000
13	58'	1.03	\$95,000
14	44'	3.09	\$150,000
15	340'	4.19	\$125,000
16	311'	1.42	\$105,000
17	130'	.47	\$90,000
18	127'	.51	\$95,000
19	121'	.59	RESERVED
20	134.33'	.49	\$95,000
21	134'	.47	\$95,000
22	123'	.44	\$80,000
23	148'	.46	\$70,000
438	142'	.33	\$60,000
439	165'	.38	\$60,000





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Community Information



Emergencies

Call 911 for all emergencies	
Jefferson Hills Fire	412-653-4446
Police	412-655-2222

Healthcare Facilities

Jefferson Hospital	412-469-5000
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Libraries

Jefferson Library	412-655-7741
Pleasant Hills Public Library	412-655-2424

Parks & Recreation

Practice Tee Golf Center	412-653-9422
Southland 9 Theatre	412-655-0500
Tepe Park	412-655-7735
Andrew Reiley Park	
Beedle Park	
Gill Hall Park	
Peters Creek Nature Area	

Restaurants

Blue Flame	412-384-7861
Ciccanti	412-384-7868
Newman's	412-653-6440
Olive Garden	412-653-5897
Red Lobster	412-653-3552

Schools

Gill Hall Elementary	412-655-4732
Pleasant Hills Middle School	412-655-8680
Thomas Jefferson High School	412-655-8610

Shopping

Century III Mall	412-653-1220
Southland Shopping Center	412-892-2141
Bill Green Shopping Center	

Utilities

Allegheny Power	800-255-3443
Comcast	800-COM-CAST
Equitable Gas	800-654-6335
PAWC	800-474-7292



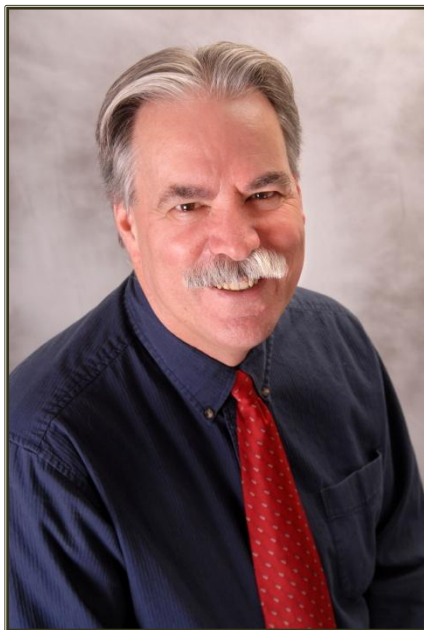
*Where Community
Feels like Home*

Directions:

- Take Route 51 South, past the entrance to Route 43
- Make right onto Ridge Road exit ramp
- Turn Left onto Ridge Road at end of ramp
- Travel 2 miles to Project on right



We can Build Your Dream Home



For more information contact:

Donald R. Housley, P.L.S.

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Pittsburgh, PA 15236

Office: 412-650-6812 x102

Cell: 412-551-6013

Email: mb03401@aol.com

Visit: www.allpittsburghrealestate.com



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