

*Settle Before the Seasons Change!*

**WASHINGTON II EXPRESS HOME FOR SALE!**



**Live Better SOONER: Move in Late Summer - Early Fall 2026!**

**HOMESITE 412 | 504 Republic Drive, Allison Park, PA 15101**

★ Base Price.....	<b>\$492,900</b>
★ Second Floor.....	<b>\$46,000</b>
★ Lot Premium.....	<b>\$2,000</b>
★ Design Options.....	<b>\$132,916</b>
<hr/>	
<b>Total Price.....</b>	<b>\$673,816</b>

**Luxury Features Curated by our Professional Design Consultants:**

- Enhanced Classic Facade
- Screened Porch
- Expanded 26 x 10 Patio
- Vaulted Ceiling in the Great Room
- Luxury Vinyl Plank Flooring & Solid Oak Stairs
- Medallion Kitchen Cabinets
- Cosentino Silestone Countertops

# DESIGNER SELECTIONS

Curated by our Professional Design Consultants



Cosentino™ Persian White Kitchen Countertops

Kohler™ Bella®  
Widespread  
Bathroom  
Sink  
Faucet



Emser™ 3 x 12 Pigmenta Glossy  
Kitchen Backsplash Tile



Kichler™ Kitchen  
Island Everly  
Pendant Light



Kichler™ Crosby Bath Vanity Light



COREtec™ Bosc Oak Luxury  
Vinyl Plank Flooring

Kohler™  
Crue®  
Pull-down  
Kitchen Sink Faucet  
with three function  
sprayhead



Cosentino™ Bath  
Backsplash Tile

## Enjoy Resort-Style Amenities at the 8,000 sq ft Clubhouse!



268 Freedom Lane, Allison Park, PA 15101 | 724-234-3174

For more information, please visit us at our Welcome Center at 268 Freedom Lane, Allison Park, PA 15101. Subject to errors, omissions & changes. No additional discounts apply. Additional restrictions may apply. See New Home Counselor for details. TOA Rose Ridge LLC does not pay commission on the sale of this home 01MAY2026

