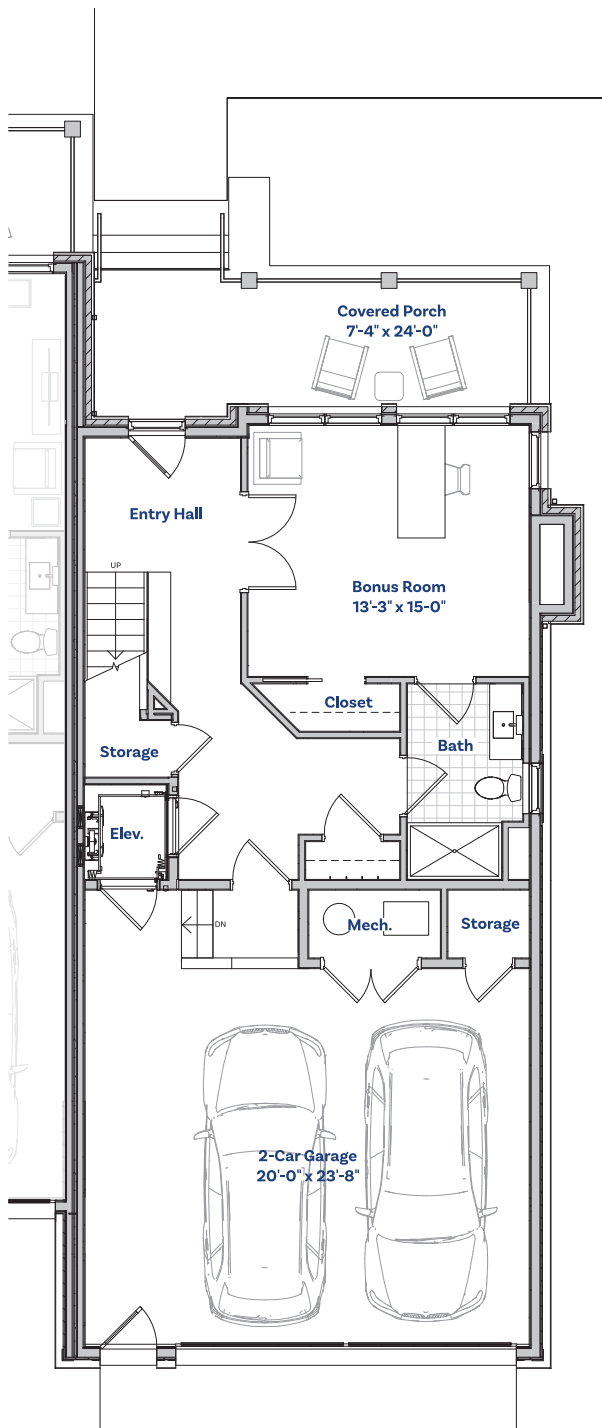




THE
OVERLOOK
BROWNSTONES

54 1st Street
Lot 603



First Floor
50' x 25'



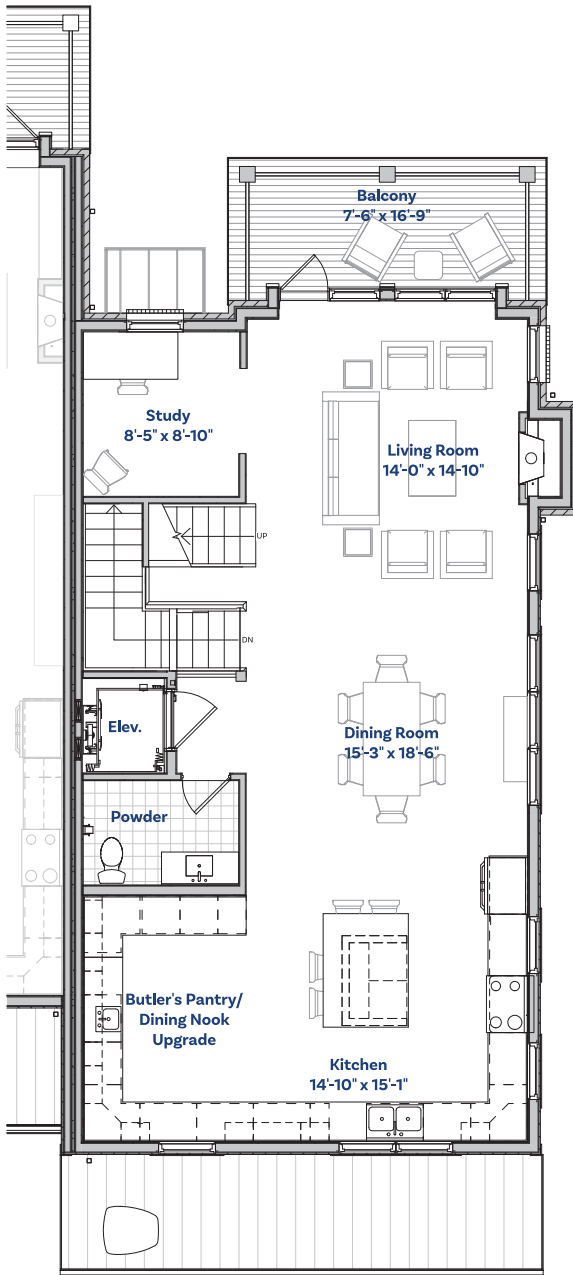
Modern city-style living awaits in these elegant vertical residences perfectly sited in a prime location within The River's Edge of Oakmont community. The Brownstones feature stately brick façades, multiple balconies, open floorplans with tall ceilings, and premium finishes. With beautiful views of the Allegheny River from the top floor's large outdoor terrace, evening sunsets will provide a show. An in-home elevator allows for accessibility and convenience, including transport of groceries or luggage from the garage to the upper floors, or for drinks and snacks from the kitchen to the top-floor family room. This is low-maintenance living at its finest!

54 1st Street:

- 3,116 SF Home
- 3-4 Bedrooms, 4.5 Baths
- 2-Car Garage
- 10-Foot Ceiling on Main Level
- 9-Foot Ceilings on Other Floors
- Two-Zone HVAC

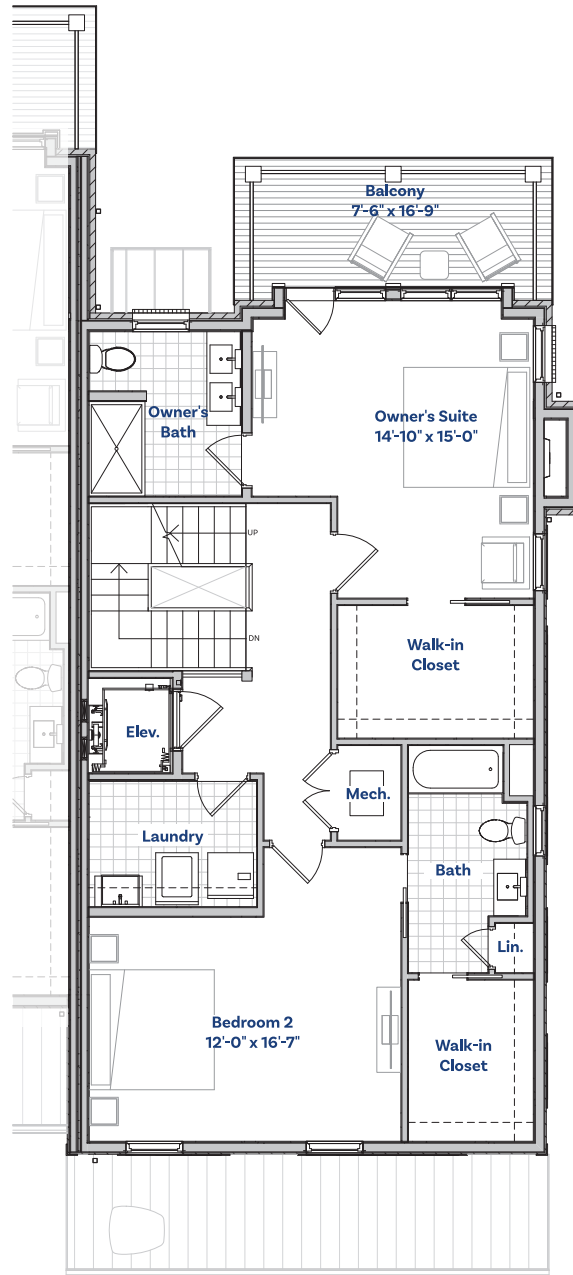
Standout Features:

- Corner unit
- Expanded Kitchen Island with Cabinetry
- 54" Tall Kitchen Cabinets with Crown Molding
- Hearth Room Off Kitchen with Fireplace and Cabinetry
- Thermador Appliances with Built-in Side-by-Side Refrigerator/Freezer
- Heat & Glo Gas Fireplace in Living Area
- Primary Bedroom Suite Balcony with Water Views
- Outdoor Gas Fireplace on Top-Floor Terrace
- Epoxy Coating on Garage Floor



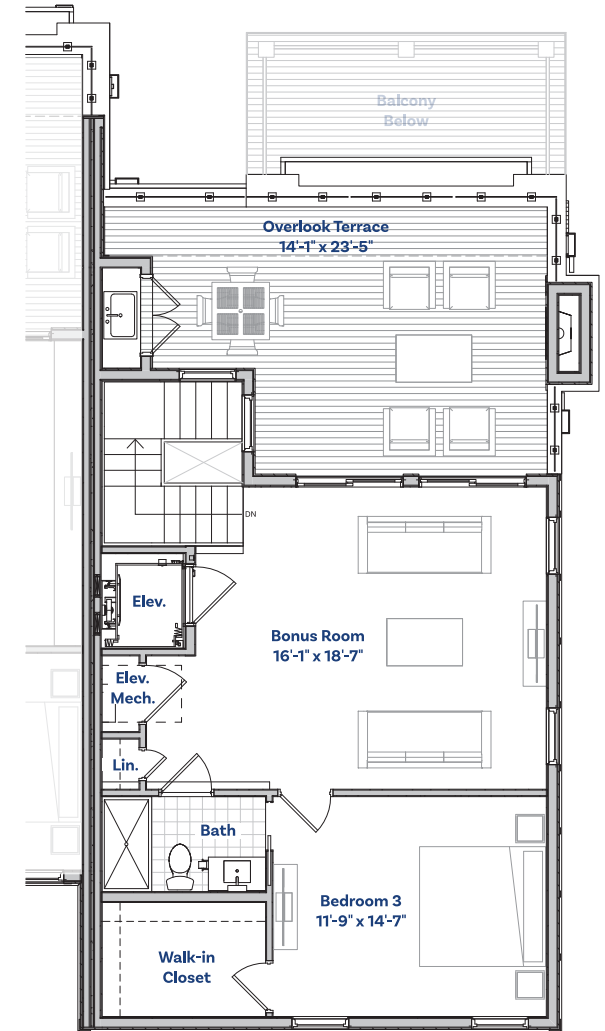
Second Floor

46' x 25'



Third Floor

46' x 25'



Fourth Floor

41' x 25'

