

For Sale by Owner

Call 724 799 0603
www.spallek.com/pine

Price reduced: \$549,000



146 Windwood Dr., Wexford, PA – MSL # 1220589

Architecturally unique, contemporary round house with stunning outdoor entertaining area, situated on 1.3 acre on cul-de-sac bordering Pine Community Park (Pine-Richland School District). Patio with pergola, build-in BBQ and fireplace is surrounded by water garden (ponds connected by stream), a serene setting for family dinners or entertaining. Fenced-in vegetable garden and orchard (variety of fruit trees/berries). Invisible fence for dog. Entrance area with floor-to-ceiling windows, indoor pond and oversized contemporary ceiling fan. Ground floor with open floor plan: Chef's kitchen (w/ high-end appliances, walk-in pantry), dining / living / family area w/ 2-zone-Bose Lifestyle Home Entertainment System and Tulikivi soapstone heater for additional radiant heat. In-law suite w/ separate security system, perfect as additional family room, home office or hobby room/studio. Open staircase to first floor with den, master suite, 4 uniquely shaped bedrooms (each w/ cedar walk-in closet), 2 baths, laundry room. No basement. Spacious detached 3-car garage w/ electric vehicle Level 2 charger, 3 additional parking spaces in front of garage. Amish-built playhouse, can be used as shed. Close to Rt. 19, I 79 (Warrendale exit) and PA Turnpike. Taxes \$11,900/year. Home warranty insurance incl. **Pre-approved buyers only.**

Features



Overall Features and Amenities

- Contemporary architecture: "Round House" on quiet cul-de-sac street, 1.3 acre lot
- 5 bedrooms with spacious cedar closets
- 4 full and one half bathroom
- Versatile in-law suite w/ separate security system (use as study/office, hobby or family room)
- Wood burning soapstone masonry heater providing radiant heat
- Marble, granite, slate tile, stone and hardwood surfaces
- Spacious 3-car garage, detached, with electric vehicle charging station (Level 2), additional parking spaces
- Serene outdoor living space, perfect for family dinners and entertaining

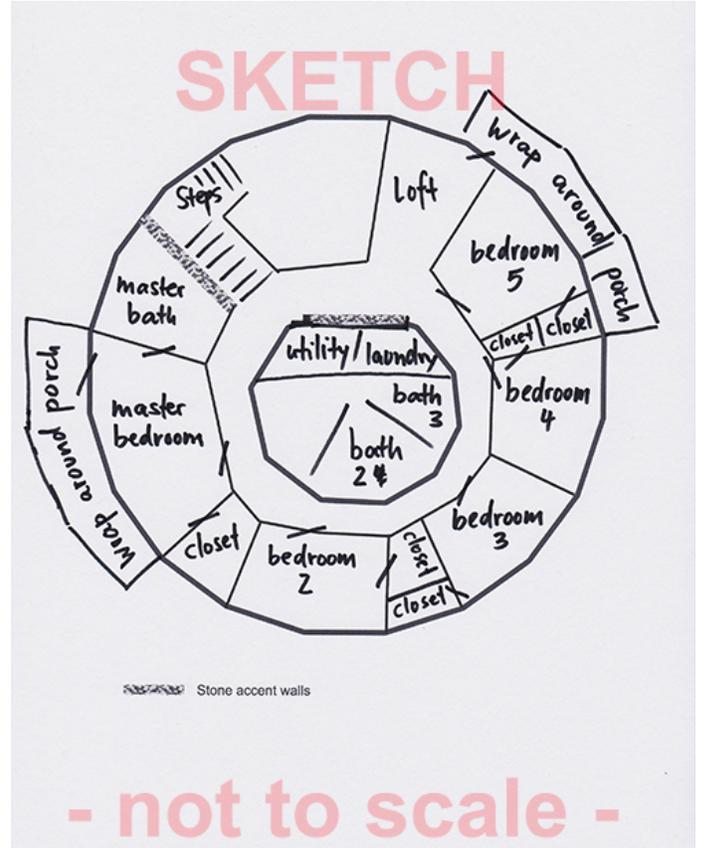
Spectacular Features

- Privacy: House located far behind building line, gate and long driveway provide privacy
- Unique architectural design, open floor plan on ground floor
- Gourmet kitchen with professional grade appliances (Viking, Sub-Zero, Miele) and walk-in pantry
- Unique indoor water feature
- Gorgeous patio with pergola, remote-controlled sun screen, BBQ and fireplace, surrounded by water features

Noticeable Features

- Outdoor outlets on patio and around the house, separate water meter for outside (discounted sewage)
- Two-zone Bose Lifestyle Home Entertainment System
- Central vacuum
- Fenced-in vegetable yard, dwarf-tree orchard

Floor plan



Circumference: 20 segments á 7.5 ft = 150 ft, diameter: 46 ft

Approx. room sizes

Living area: 17' x 19'

Dining: 13' x 15'

Kitchen: 14' x 21'

Family / living: 14' x 20'

In-law-suite: 14' x 17'

Master bedroom: 14.5' x 16.5'

Bedroom 2: 11.5' x 12'

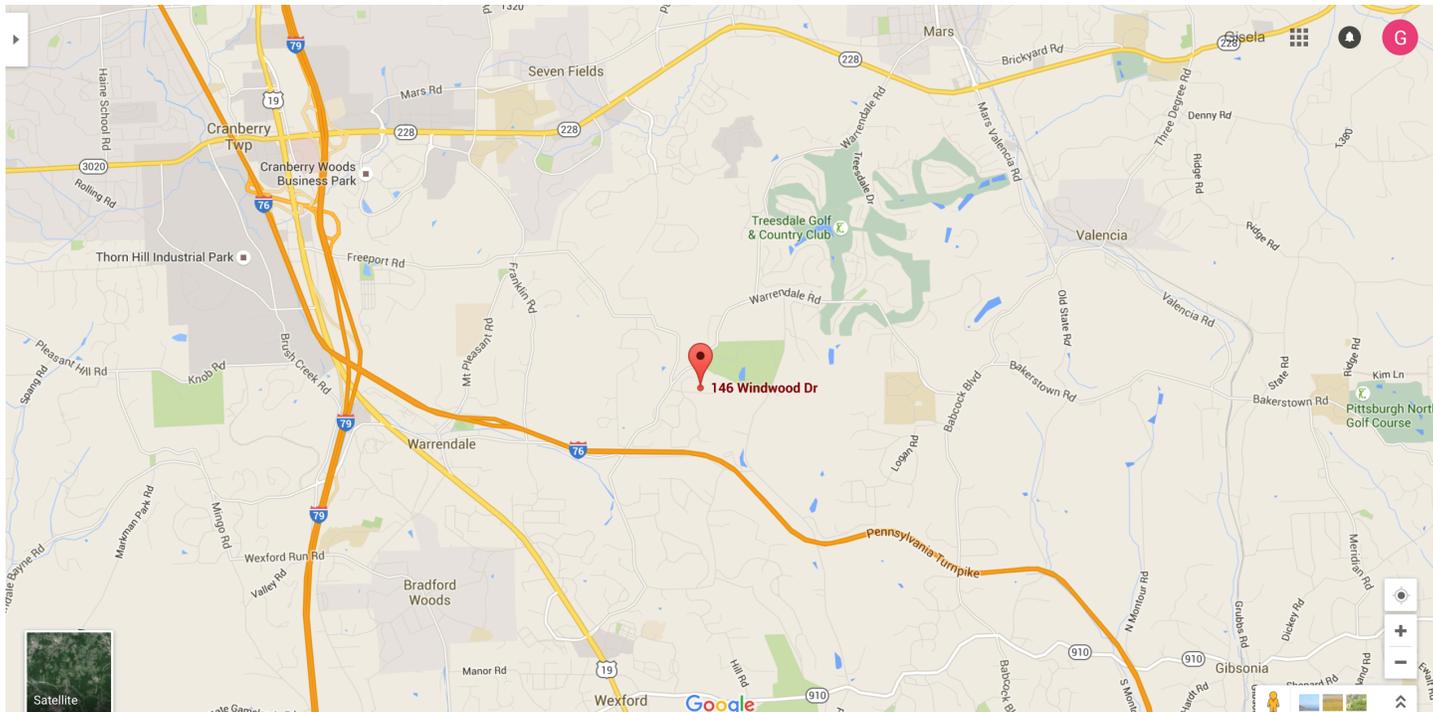
Bedroom 3: 10.5' x 12'

Bedroom 4: 10' x 12'

Bedroom 5: 10' x 11'

Loft area: 10' x 15.5'

Neighborhood



County: Allegheny County

School District: Pine Richland

Pine-Richland High School: 1.42 mi

Pine-Richland Middle School (a Blue Ribbon School): 1.58 mi

Eden Hall Upper Elementary School: 4.34 mi

Wexford Elementary School (a Blue Ribbon School): 2.48 mi

Located on a quiet cul-de-sac street

Back of property borders to Pine Community Park

Walk to Pine Park and Pine Community Center (with Gym)

Multitude of convenient shopping and dining options

In Wexford (5 - 7 min):

- Market District / Village of Pine

- Whole Foods / Wexford Plaza

- Oxford Athletic Club

- Farmer's markets (Shenot's, Soergel's)

Cranberry / Mars:

- Cranberry Mall

- Malls along Rt. 228

- Adams Shopping Centre (McGinnis Sisters)

Neighborhood: Pine Timbers

Close to

- I-79 (Exits Warrendale / Mars)

- I-76 / PA Turnpike (Exit 28 / Warrendale)

- US-19, 910, 228

Over \$200K in upgrades

YEAR	CONTRACTOR	DESCRIPTION	
2001	Dekleva Flooring	Sand & finishpwood floors	\$3,800
2001	Fragale Plumbing	Miscell. plumbing upgrates	\$6,215
2001	Soergel	Garden Design, vegetable garden	\$10,000
2002	Soergel	Water garden / pond installation	\$45,000
	N. J. Dickey	Floor sealing, miscel. Repairs/improvements	\$5,000
	Northern Light & Supply	Path Lights (2) installation	\$400
2003	Renewal by Anderson	Front doors replaced	\$3,600
2004	Casablanca	Ceiling fan	\$1,600
2005	Soergel	Front yard, plantings, pond adjustments	\$12,000
	Advance Chimney	Chimney improvements	\$875
	Copperleaf Kitchen & Bath	Powder room remodel	\$5,000
2006	Belles Springs	Playhouse	\$1,669
	Invisible fence	Installation	\$2,000
2007	Roach & Ziegler	Viking oven, warming drawer, microwave	\$8,000
	Thomas V Giel	Garage doors (2)	\$700
	Northern Light & Supply	Path Lights (2 more)	\$480.00
	Brannon Enterprises	Master bath remodel	\$4,000
2008	Gargiulo Landscape	Paving of patio, BBQ and fireplace	\$25,000
	Masonry Heater Store	Tulikivi masonry heater / fireplace	\$18,000

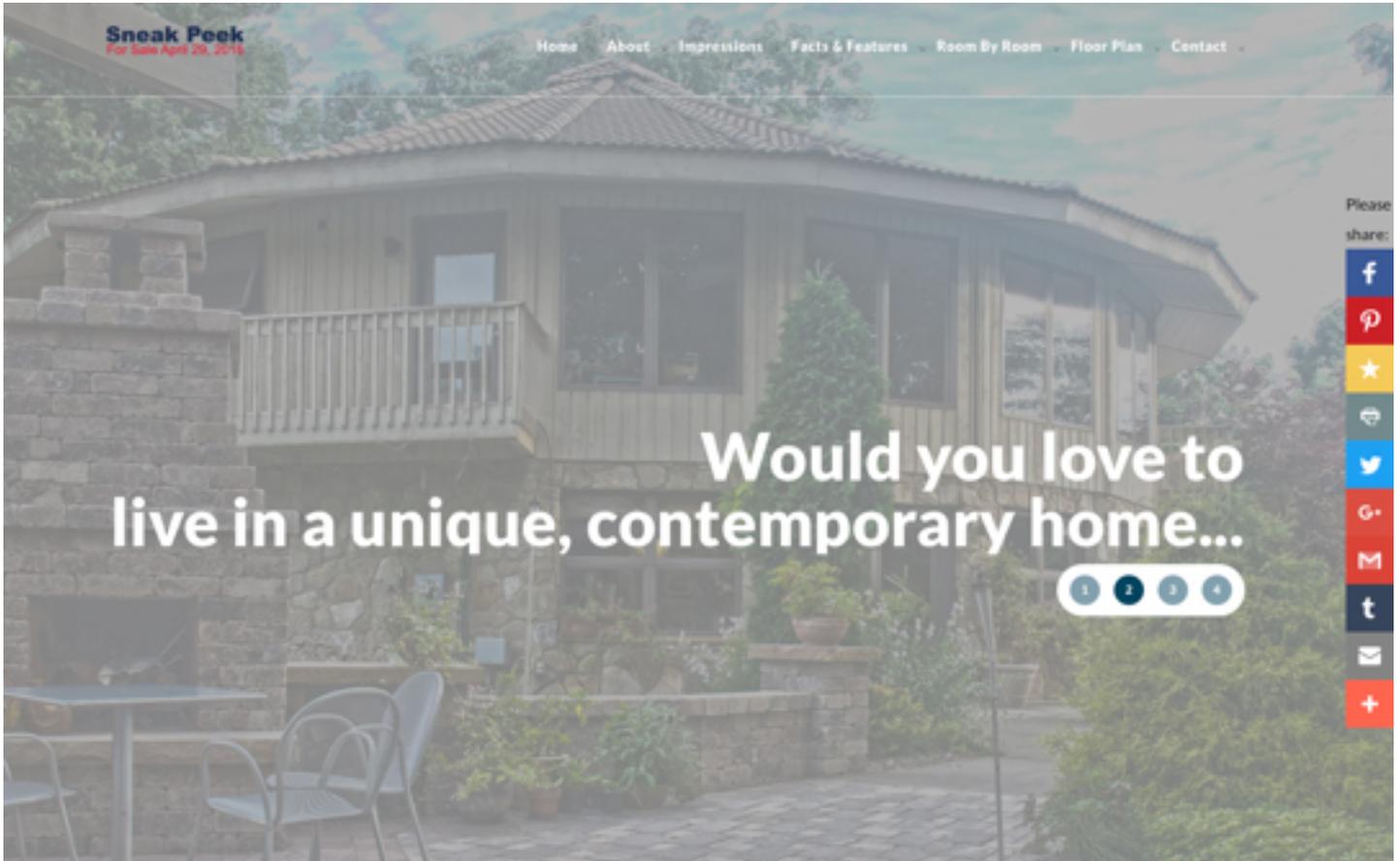
2009	Black Knight	Installation of stainless steel liner (chimney)	\$3,700
	Renewal by Anderson	Office door and back door replacement	\$5,100
2010	Roto Rooter	Deduct water meter installation	\$1,300
	Kaiser Plumbing	Pump to correct low pressure	\$1,000
2011	Thomas V Giel	Sunair Shade installation/patio	\$2,815
	Dirk Thomas	Landscaping	\$1,140
	ARS	Split vent AC installation in bedroom 5	\$3,675
		Hot water tank	\$350
	Don's Appliance	Miele Washing machine	\$2,138
2012	Hillmon Appliance	Viking Dishwasher, Miele coffeemaker, incl. Installation	\$5,190
2013	Don's Appliance	Subzero fridge/freezer, Wine Storage, Viking dishwasher	\$28,000
	Preferred Restoration	Kitchen remodel	\$4,400
	Nicklas Supply	Kitchen remodel	\$2,000
2014	Amazon.com	Bosch Electric vehicle charger	\$845.00
	King Electric	Installation of electrical vehicle charging station (Level 2)	\$625
2015	Holzer	Skylight (3) replacement	\$3,000
2016	Julie Schonbachler	Kitchen cabinets painted	\$5,000

Utilities / Taxes

Columbia Gas approx. \$70/month
 Penn Power approx. \$340/month
 Vogel Disposal approx. \$20/month
 Water approx. \$87/month
 Sewerage approx. \$42/month

Township of Pine tax approx. \$545/year
 Allegheny County Real Estate tax approx. \$2,200/year
 School tax approx. \$9,800/year

Contact / More information



Our Story

As first-generation immigrants from Europe, we felt drawn to this unusual house on an otherwise bare one-acre lot when we were searching for a home in 2001. It allowed us to create the outdoor living space we always dreamed about: A large patio surrounded by a pond, stream and waterfall as well as a fireplace - perfect for family dinners or entertaining a larger group of friends. The very private property is located in the Pine Timbers/Rabold Fields plan, on a quiet cul-de-sac street. It shares a border with Pine Community Park, a very quiet neighbor, and is conveniently located to all highly rated Pine-Richland schools. We have grown from thinking Europe would be our home to moving to America and becoming US citizens. So, we should not have been surprised when another wonderful opportunity opened up unexpectedly. We are on the move again; this time to Sydney, Australia. If not for this incredible opportunity, we would never have considered leaving our beautiful home.

Visit www.spallek.com/pine for more information and pictures.

To schedule a visit, email gisela@spallek.com or call 724 799 0603