

SEVEN SPRINGS MOUNTAIN RESORT  
**HOMES GUIDE**  
WINTER 2016-2017



COMPLIMENTS OF



[HIGHLANDSRESORTREALTY.COM](http://HIGHLANDSRESORTREALTY.COM)



“GOING TO THE MOUNTAINS IS GOING HOME.”

-- John Muir



## THE LAUREL HIGHLANDS (lôr-el hī-lendz)

noun; a dramatic landscape rich with natural beauty and adventurous spirit

Every year, millions of visitors come here seeking a place to escape, play and experience the best Pennsylvania has to offer. Whether you're looking for a vacation, a playground or a place to call home, the Laurel Highlands offer an abundant array of outdoor adventures for every age and every personality.

Thrillseekers delight in rafting and kayaking on raging rivers, flying through the air on world-class zipline tours and racing down the mountainsides on the slopes of the best ski terrain in the region. Explorers discover a world of secrets, from massive underground cavern complexes to incredible views hiding along idyllic hiking and biking trails. Families big and small grow closer together enjoying a myriad of opportunities to slow down, have some fun and enjoy the good life.

There is so much to do here, the options never dwindle and excitement is never hard to find. The adventures in the Laurel Highlands can only be matched by returning to your very own home nestled within them. Purchasing a home in the Laurel Highlands is far from simply owning a home, it's opening the door to a lifestyle that will change your life. If you're ready to open that door, trust the dedicated professionals of Highlands Resort Realty to help you find the perfect getaway for you and your family.







# RHAPSODY IN WHITE

Winter on the mountain is a truly magical sight to see. From the delicate beauty of crystalline branches to the exciting moments that families enjoy on the slopes all season long, there is something for everyone to enjoy at Seven Springs Mountain Resort.

**The arrival of winter brings the mountain to extraordinary life. For resort homeowners, this is the time when adventures become a key part of the agenda and time spent with family is the top priority.**

The agents of Highlands Resort Realty are the region's experts in resort real estate, focused solely on helping you identify the perfect getaway and guiding you step-by-step through the process of becoming a homeowner in one of the most beautiful and exciting regions in the country.

Before you know it, you'll be stepping out your own front door, skis in hand, ready to take on some of the East Coast's best ski and snowboard terrain. Is this the year you take on that double black diamond that's been calling your name? Or maybe your little one is finally ready to begin learning a winter sport that will become a lifelong passion. Whatever adventure you seek, you'll find it right in your backyard when you own a home at Seven Springs.





# HIGHLANDS RESORT REALTY

Highlands Resort Realty is the leader in real estate solutions for buyers and sellers in the Laurel Highlands. We aren't just selling homes, we're selling the lifestyle we live and love. With more than 70 years of combined experience, we know the resorts, the communities and the best ways to seize the day in the Laurel Highlands. We are the region's on-site resort realty experts specializing in listing and selling homes at Seven Springs Mountain Resort, Hidden Valley Resort and Laurel Mountain.

As a part of these resorts' ownership, we have the unique ability to market extensively on-site and reach millions of potential clients each year. For those who visit here and seek the opportunity to own a piece of the adventurous lifestyle we offer, our agency is right at their fingertips.

Every day, we live and love the mountains with our families. We welcome you to join us in calling this unforgettable landscape your home, so give us a call at **800.227.7502** or visit **HighlandsResortRealty.com** to explore the most up-to-date selection of homes available at Seven Springs.







## READY FOR AN ADVENTURE?

Read on to explore the many  
unique communities of  
Seven Springs Mountain Resort!







# Southwind

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## AT LAKE TAHOE

Located at the highest point of the mountain, the luxurious townhomes of Southwind at Lake Tahoe are the pinnacle of mountain living.

From spacious, well-appointed interiors to a world of adventure right outside the door, Southwind offers the opportunity to enjoy the scenic Laurel Highlands in luxurious style.

This private, gated community features its own chairlift and trail system, which connect directly to the slopes and trails of Seven Springs Mountain Resort. Many of these homes include a lower-level equipment room, the perfect place to get ready for a day on the slopes. Step out the door, spend the day exploring the mountains, then ski right home to the perfect place for storing those wet skis and boots.

Southwind homeowners also enjoy access to the Southwind Recreation Center, featuring a swimming pool and hot tub with a breathtaking view, clubhouse with full kitchen, pool tables, fireplace and ample seating perfect for private functions or spending time with your fellow neighbors.





## 476 SOUTHWIND CIRCLE

5 Bedrooms | 3.5 Baths

3,884 Square Feet

Offered at \$1,399,000

This townhome features a unique, contemporary styling with a large loft area that offers plenty of room for entertaining friends and family.

The family room, living room and master bedroom all include gas fireplaces. The elegant, state-of-the-art kitchen features Thermadore appliances. Best of all, this home offers a fantastic ski-in/ski-out location on the slopes!



## 176 SOUTHWIND DRIVE

5 Bedrooms | 3.5 Baths

3,884 Square Feet

Offered at \$1,250,000

This gorgeous ski in/ski out townhome has a spectacular view of the Laurel Mountains!

The home is tastefully furnished with leather sofas, over stuffed furniture, and upgraded bedroom suites. It features a custom kitchen with a thermador stainless steel gas chef's stove top. There is a large family room in the basement with a corner fireplace. The ski room has custom shelves and ski racks. There is also a 2 car heated garage!





## 509 SOUTHWIND COURT

6 Bedrooms | 4 Baths  
2,838 Square Feet  
Offered at \$929,000

This beautiful ski in/ski out townhome is located just off of Phillip's Run!

The gorgeous light maple flooring runs diagonally on the main level, the gourmet kitchen features upgraded granite counters and cherry cabinets. The upstairs loft has been extended to accommodate a media area, office space or an additional sitting area. The custom finished basement is the perfect escape for the both kids and young adults.



## 466 SOUTHWIND CIRCLE

4 Bedrooms  
3 Full, 2 Partial Baths  
2,838 Square Feet  
Offered at \$879,000

This three-story, one-of-a-kind, end unit townhome is a family delight with two king master suites!

The equipment room features custom benches with a pool table and powder room nearby. This home has also been upgraded with taller windows for abundant natural light and superb views of skiers and snowboarders gliding by. Ski out your door in the winter or enjoy a great view from the large deck in the summertime.





## 122 WOODSIDE LANE

3 Bedrooms | 3 Baths  
3,884 Square Feet  
Offered at \$850,000

Location, location, location! This home is right off the slopes for easy ski-in/ski-out access from the equipment room.

The open floorplan of this home is perfect for entertaining and one of the largest available. Features include a heated garage and specially-designed wine room. The corner location also features ample natural lighting.



## 264 SOUTHWIND DRIVE

4 Bedrooms | 3.5 Baths  
2,703 Square Feet  
Offered at \$759,000

This home is perfect for the family that likes to entertain!

Features a full kitchen, an entertainment area with a pool table, exercise facility and resort style pool. It is completely furnished and ready to move in! Lower level is complete with direct access to the slopes, ski storage, fireplace, custom stone bar and theater room. Garage has extra storage options. Extra care has been taken to keep it in tip top shape.





## 110 SOUTHWIND DRIVE

3 Bedrooms | 3.5 Baths  
2,703 Square Feet  
Offered at \$679,000

This townhome is being offered fully furnished and ready for family adventures!

Cozy up after a day on the slopes by any of the three fireplaces throughout the home. The gourmet kitchen features stainless steel appliances. Take in the breathtaking view from the deck, featuring ample privacy to enjoy the solitude of the mountains. The lower level of this home is finished and includes a Murphy bed for additional sleeping space for your guests.







“CHILDREN OF WINTER NEVER GROW OLD.”





# PHEASANT RUN

## HOMESITES

Luxurious resort living  
in a secluded and  
spectacular outdoor  
environment.

Pheasant Run features 31 homesites, ranging from three to twelve acres. Residents here will enjoy the comfort of a controlled architectural environment, with consistency in character, scale, and materials.

Peace, privacy, and preservation are the ideals - creating an elegant, appropriately controlled setting for those who value seclusion. Idyllic woodlands maximize privacy and provide a breathtaking home setting.

Build your home within the guidelines of our Architectural and Environment Covenants, while working with your own architect and contractors. Homes range in size from 2,000 to 6,000 square feet and feature natural wood and stone exteriors. The use of native plants and flowers in landscaping is encouraged to further enhance the natural setting.





# AVAILABLE HOMESITES

Homesite 7      MLS #1047650      Acres: 7.48      \$255,000

Located at the end of Ptarmigan Way cul de sac, the Building Envelope is located on a natural bench, with views of Forbes State Forest to the north. The hillside and vegetation to the south of the homesite provides visual separation from neighbors. Site 7 shares a driveway along an abandoned logging road with Site 8.

Homesite 15      MLS #1047642      Acres: 4.20      \$225,000

Located on the corner of Quail Drive and Pheasant Run Lane, the driveway to Site 15 enters the level homesite from Pheasant Run Lane.

Homesite 21      MLS #1047644      Acres: 10.44      \$345,000

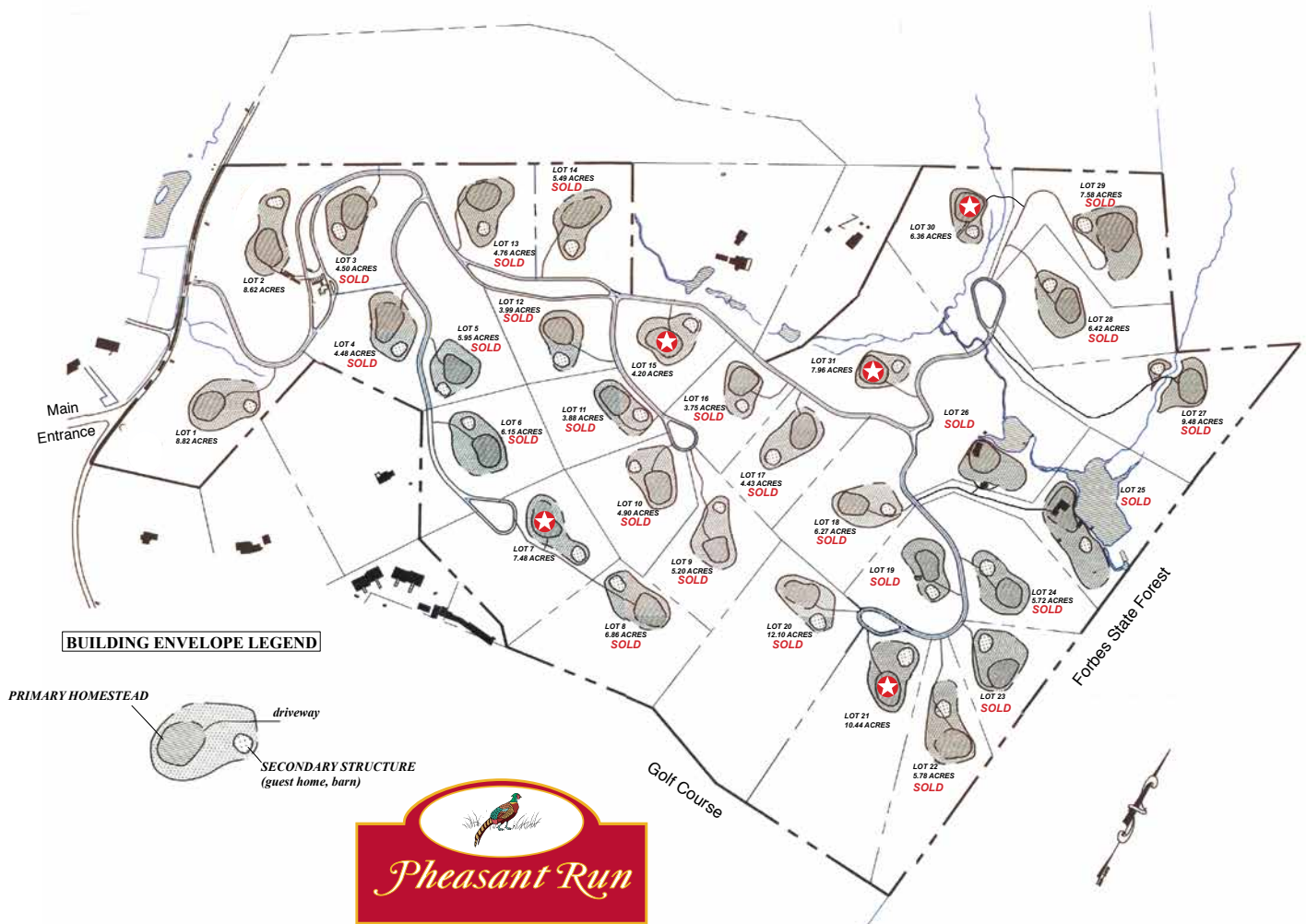
Peace and privacy prevail with this location at the end of the Pheasant Run Lane cul de sac. To the rear, a steep hillside protects the property from bordering Seven Springs Golf Course. Site 21 has over 10 acres.

Homesite 30      MLS #1047646      Acres: 6.36      \$295,000

Accessed via a common driveway with Sites 28 and 29 at the end of Grouse Point, Site 30 offers the homeowner peace and privacy. An intermittent stream flows along the side of the property, with the streambed lined with moss covered rocks.

Homesite 31      MLS #1047660      Acres: 7.96      \$325,000

Located on the corner of Pheasant Run Lane and Grouse Point, the homestead is accessed by a driveway off Grouse Point. A stream flows across the property above the homesite.







# DEER RIDGE

Single family homes with a beautiful and secluded woodland setting!

The single family homes of DeerRidge offer privacy amid the bustling activities of Seven Springs Mountain Resort. Homeowners in DeerRidge are able to customize their homes to suit their needs and enjoy a quiet, wooded setting.

DeerRidge is part of The Villages at Seven Springs, a collection of mountaintop communities featuring incredible vistas of the mountains, two swimming pools and hot tubs, a volleyball and basketball court, tennis courts and hiking trails. For the outdoor-loving homeowner, The Villages are the perfect place to enjoy the comforts of home while adventuring in the Laurel Highlands.

Homeowners in The Villages also enjoy complimentary shuttle access to the resort for hassle-free transportation while enjoying the mountains







## LOT 23, DEERRIDGE

.52 Acres  
Offered at \$130,000

Beautiful private lot for building your dream home. DeerRidge is the only community of free standing homes with access to Villages pools, tennis & basketball courts, party room & tot lot. Current HOA fees are \$375.62 quarterly and will increase to \$575 quarterly once your home is built. The HOA fee covers snow plowing, mowing & mulching, dusk to dawn lighting, security patrol and shuttle service.

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“LIFE IS EITHER A DARING ADVENTURE  
OR NOTHING AT ALL.”

-- Helen Keller







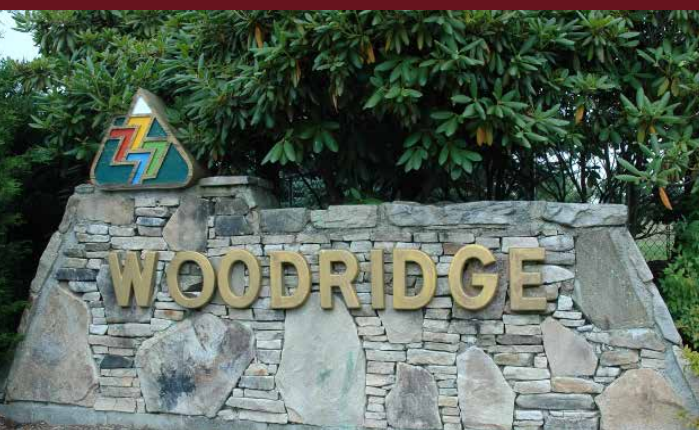
# WOODRIDGE

Contemporary styling and ample space for four-seasons living on top of the mountain.

Each of the 126 townhomes and condominiums in the WoodRidge community are designed to take full advantage of the spectacular mountain views of the Laurel Highlands.

WoodRidge is part of The Villages at Seven Springs, a collection of mountaintop communities featuring incredible vistas of the mountains, two swimming pools and hot tubs, a volleyball and basketball court, tennis courts and hiking trails. For the outdoor-loving homeowner, The Villages are the perfect place to enjoy the comforts of home while adventuring in the Laurel Highlands.

Homeowners in The Villages also enjoy complimentary shuttle access to the resort for hassle-free transportation while enjoying the mountains.







## 9150 ASPEN DRIVE

4 Bedrooms, 4 Baths  
1,991 Square Feet  
Offered at \$426,800

One of the only floor plans in The Villages of Seven Springs with four bedrooms and four baths!

This beautifully appointed, end-unit condo features an open floor plan, great for relaxing and entertaining. The living room features a stone fireplace to warm you on those chilly winter nights, while the deck off of the dining room allows you to enjoy the beautiful outdoor space in the summertime.



## 9045 EVERGREEN COURT

4 Bedrooms | 2.5 Baths  
1,714 Square Feet  
Offered at \$425,000

Beautifully renovated townhome!

Ceramic tile throughout main level, and walls have been plastered and painted throughout. Granite countertops in the kitchen with new sink and water fixtures. The living room boasts a floor-to-ceiling, wood-burning, stoned fireplace. Garage has been converted to a den/bedroom.



## 9102 ASPEN DRIVE

4 Bedrooms | 4 Baths  
2,039 Square Feet  
Offered at \$389,000

Very popular with renters!

This condo has plenty of room for friends and family. The owner added all of the bells and whistles to make this condo shine above the rest. This is a turn key sale so no need to fuss just move right in.



## 9120 ASPEN DRIVE

4 Bedrooms  
4 Full, 4 Partial Baths  
2,039 Square Feet  
Offered at \$379,999

This beautiful condo is fully furnished and has plenty of room for friends and family!

This lovely home is a cut above the rest with aesthetic charm, a variety of features and a popular floorplan. This is a turnkey sale, so you can move right into the home and begin the mountain adventures you've been dreaming about!



## 9107 ASPEN DRIVE

4 Bedrooms | 2.5 Baths  
1,808 Square Feet  
Offered at \$375,000

This desirable condo is the perfect mountain getaway for your family!

This home features a gourmet kitchen and cozy living room. Enjoy an evening by the fire while cuddling up with your loved ones. The very large deck is functional year round and boasts spectacular views of the mountains. The property also has a private storage area to store all your toys.



## 9010 ASPEN DRIVE

3 Bedrooms | 3.5 Baths  
1,579 Square Feet  
Offered at \$359,000

This beautiful townhome features complete master suites on both the first and second floors!

Your family will love the beautiful, wooded view from the large deck off the living room. This year-round getaway also features a loft area for extra sleeping space.







## 9154 ASPEN DRIVE

3 Bedrooms | 2.5 Baths  
1,570 Square Feet  
Offered at \$305,000

Experience the best of Seven Springs in this lovely WoodRidge condominium!

This home features two spacious outdoor decks with tranquil wooded views creating a quiet, relaxing space to escape to whenever you please. This year-round getaway is the perfect place for your family to enjoy the beautiful Laurel Highlands.



## 9104 ASPEN DRIVE

3 Bedrooms | 3 Baths  
1,631 Square Feet  
Offered at \$289,900

This gorgeous condo features an open-concept living, dining and kitchen area for maximum togetherness on your family adventures!

So many features to mention: stone fireplace, new flooring, modern furnishings, outside storage for skis - large enough for an ATV, hot tub hookup, TWO master suites, awesome location with ski - in access and MUCH MORE!















# MEADOWRIDGE

Ski right home  
to your beautiful  
MeadowRidge  
condominium!

The 84 condominiums of the MeadowRidge community are conveniently located next to the slopes with easy access to summer amenities, making for a wonderful year-round getaway!

MeadowRidge is part of The Villages at Seven Springs, a collection of mountaintop communities featuring incredible vistas of the mountains, two swimming pools and hot tubs, a volleyball and basketball court, tennis courts and hiking trails. For the outdoor-loving homeowner, The Villages are the perfect place to enjoy the comforts of home while adventuring in the Laurel Highlands.

Homeowners in The Villages also enjoy complimentary shuttle access to the resort for hassle-free transportation while enjoying the mountains.





### 8043 MEADOWRIDGE

2 Bedrooms | 2 Baths  
1,403 Square Feet  
Offered at \$290,000

This charming condo offers two bedrooms plus a loft for extra sleeping space!

The home is located just a few steps to the slopes and features direct ski-in access! The Tarragon floorplan is at the top level so you can enjoy the quiet surroundings with no upstairs neighbors. A convenient parking area makes for hassle-free access. This home also has a great rental history available upon request.

### 8049 MEADOWRIDGE

2 Bedrooms | 2 Baths  
1,403 Square Feet  
Offered at \$285,000

This stunning ski in condo features a two-story living room, with a floor-to-ceiling glass wall with views of the breathtaking Laurel Mountains!

A wood-burning fireplace is featured in the living room, and the large loft can be used as another sleeping area, or family room. Freshly painted throughout. Condo comes furnished.

### 8054 MEADOWRIDGE

2 Bedrooms | 2 Baths  
1,403 Square Feet  
Offered at \$282,500

This beautiful ski in condo features a wood-burning fireplace in the two story living room!

There is a large loft area for an extra sleeping area. New flooring throughout the condo, with lots of nice decorating touches. The deck off the living room overlooks the Laurel Highlands.



## 8025 MEADOWRIDGE

2 Bedrooms | 2 Baths  
1,403 Square Feet  
Offered at \$279,000

This unique ski in condo is a must see on the mountain!

This corner unit is light and bright with vaulted ceilings and windows that brings in all the natural light you would want. The kitchen has been totally updated to include new cabinets, stainless steel appliances, true outdoor vented kitchen exhaust along with natural, neutral granite.



## 8069 MEADOWRIDGE

2 Bedrooms | 2 Baths  
1,193 Square Feet  
Offered at \$269,000

This gorgeous ski in condo has many brand new updates!

New flooring in the dining room and new furniture in the living room and bedrooms. New microwave and stove in the kitchen. Furnace has also been replaced. Beautiful stone fireplace and sky lights are featured in the living room.



## 8033 MEADOWRIDGE

2 Bedrooms | 2 Baths  
1,193 Square Feet  
Offered at \$249,000

This is a great four season get-away ski in condo!

The living room has a wood-burning fireplace, and large deck off the back with wooded views. The condo comes furnished so it is move-in ready.





Contingent



## 8057 MEADOWRIDGE

2 Bedrooms | 2 Baths

1,193 Square Feet

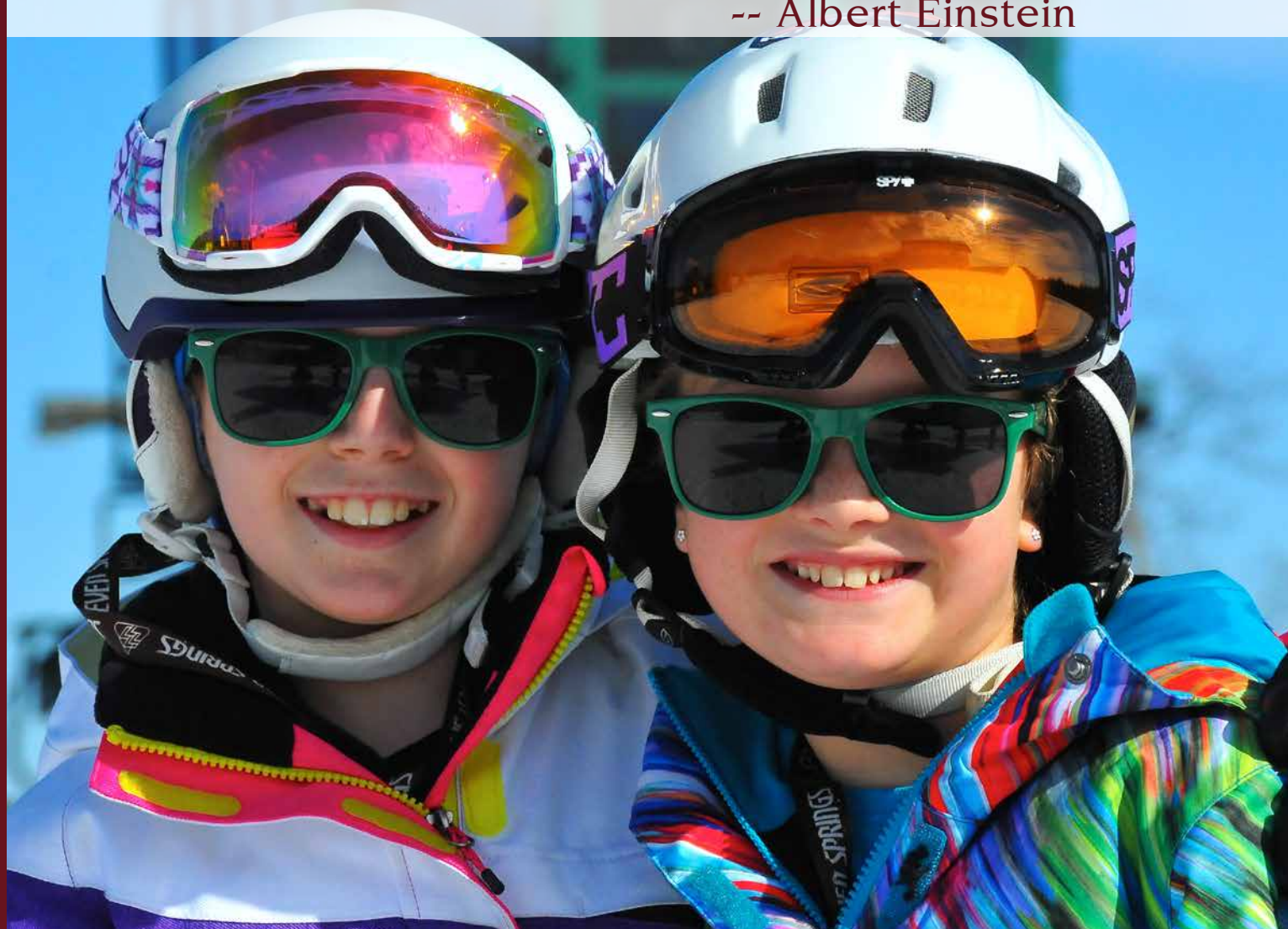
Offered at \$245,000

Beautifully renovated condo!

Kitchen boasts new cabinets, flooring, appliances and granite countertops. The bathrooms have new vanities and granite countertops. New fixtures, flooring and furnishings throughout. Large outdoor deck off the living room to enjoy the outdoors.

“REJOICE WITH YOUR FAMILY  
IN THE BEAUTIFUL LAND OF LIFE!”

-- Albert Einstein







# STONERIDGE

Lovely mountaintop condominiums with a commanding view of the valley below!

The 101 ski-in/ski-out condominiums of the StoneRidge community are conveniently located at the top of the slopes with exclusive owner access to the Tower Lounge with hot tub, sauna and fireplace for the ultimate in après-ski relaxation!

StoneRidge is part of The Villages at Seven Springs, a collection of mountaintop communities featuring incredible vistas of the mountains, two swimming pools and hot tubs, a volleyball and basketball court, tennis courts and hiking trails. For the outdoor-loving homeowner, The Villages are the perfect place to enjoy the comforts of home while adventuring in the Laurel Highlands.

Homeowners in The Villages also enjoy complimentary shuttle access to the resort for hassle-free transportation while enjoying the mountains







## C12AB STONERIDGE

3 Bedrooms | 2 Baths  
1,139 Square Feet  
Offered at \$287,000

Located on the first level of the building, so you just open your door, walk out and hit the slopes!

This condo has been meticulously maintained. The kitchen has new countertops and backsplash and a new faucet. New vanities in the bathrooms and new carpeting throughout. A carport is included. Owners have access to a lounge which was recently updated and includes fireplace, hottub and other amenities.



## A43AB STONERIDGE

4 Bedrooms | 3 Baths  
1,363 Square Feet  
Offered at \$285,000

One of the only condos listed in StoneRidge with a garage!

This unit features a lock-out, and has great rental potential. The loft area has been turned into a sleeping area and has a full bath. Owners have access to an Owner's Lounge which includes hot tub, sauna and fireplace.



## C26AB STONERIDGE

3 Bedrooms | 2 Baths  
1,202 Square Feet  
Offered at \$258,900

Bright and spacious Cornerstone condo overlooking Village trail with expansive views

It is well kept and nicely appointed. Enter into the foyer that provides room for coats and ski boots without cluttering the main living area. The A side has the living room, dining room and kitchen and nice sized master bedroom. The B side has a large bedroom with balcony overlooking the ski trail and a smaller bedroom sharing a full bath.



## C35AB STONERIDGE

3 Bedrooms | 2 Baths  
1,139 Square Feet  
Offered at \$245,000

This lovely condo offers spectacular views and a great ski-in/ski-out location!

The home is updated throughout with new carpeting and paint, granite countertops, windows and newer appliances. Move right on in; this home also comes furnished so you can begin to enjoy the mountains right away!



## A31AB STONERIDGE

3 Bedrooms | 2 Baths  
1,202 Square Feet  
Offered at \$229,900

This tastefully decorated three bedroom condo sits atop the Mountain with the chairlift in your backyard.

The kitchen has new countertops and stainless steel appliances. Newer furnishings and carpeting throughout, and hot water tank has been replaced within the last few years. This is also a lock-out unit.



## B32A STONERIDGE

1 Bedroom | 1 Bath  
762 Square Feet  
Offered at \$153,000

Great location at the top of Avalanche chairlift, this condo is extremely well maintained and boasts the Eaglestone floor plan.

This is a ski in/out unit with an updated kitchen, stainless appliances and ceramic tile floor. The living room has new furniture and wood flooring while the bedroom has new carpet. Don't worry about the heating bills as your gas usage is included in your HOA fees.











# STONEGATE

Ski-in/Ski-out condominiums atop the mountain with attached garages and fantastic views!

The 40 condominiums of the StoneGate community are year-round getaways offering easy access to the slopes and an array of summer amenities!

StoneGate is part of The Villages at Seven Springs, a collection of mountaintop communities featuring incredible vistas of the mountains, two swimming pools and hot tubs, a volleyball and basketball court, tennis courts and hiking trails. For the outdoor-loving homeowner, The Villages are the perfect place to enjoy the comforts of home while adventuring in the Laurel Highlands.

Homeowners in The Villages also enjoy complimentary shuttle access to the resort for hassle-free transportation while enjoying the mountains







### 8106 STONEGATE

3 Bedrooms | 2 Baths  
1,751 Square Feet  
Offered at \$430,000

Spectacular views from this three bedroom, slopeside condo.

New backsplash and under-counter lighting in kitchen. The hot tub overlooks views of the Laurel Highlands. This condo also has a garage, and is being sold furnished.



### 8129 STONEGATE

4 Bedrooms | 3 Baths  
2,000 Square Feet  
Offered at \$419,000

This condo boasts a spectacular view of the Laurel Highlands!

Ski home to your mountaintop condo and warm up by the beautiful stone fireplace in the living room or relax and unwind in the jet tub. You and your family can begin enjoying this fully-furnished home right away!



### 8103 STONEGATE

3 Bedrooms | 2 Baths  
1,751 Square Feet  
Offered at \$394,500

This well-appointed condo in an awesome location right on the slopes!

Kick back and take in breathtaking views of the Laurel Highlands from this family condominium. This charming home also features a lovely stone fireplace in the living room and a one-car garage.



## 8140 STONEGATE

2 Bedrooms | 2 Baths  
1,498 Square Feet  
Offered at \$372,500

This two bedroom condo with open floor plan boasts a large, connecting deck off the living room and master bedroom, for outdoor entertaining.

The living room features a gas burning fireplace to keep you warm after a fun-filled day on the slopes. The attached garage offers space to keep your skis and other equipment, and a short walk gets you to the slopes. Condo is being sold furnished!



## 8132 STONEGATE

2 Bedrooms | 2 Baths  
1,498 Square Feet  
Offered at \$319,999

Special attention has been paid to making this condominium very comfortable for the whole family.

This home is move-in-ready and clean as a whistle. Enjoy a fabulous winter with your family from this beautiful ski-in/ski-out mountaintop condominium!











# SUNRIDGE

Beautiful ski-in/ski-out condos and townhomes at the top of the mountain!

The 132 condominiums and 60 townhomes of SunRidge offer ski-in/ski-out access with many of the homes located directly on the trail. The SunRidge community is a popular location with fabulous views and a beautiful pool and recreation area!

SunRidge is part of The Villages at Seven Springs, a collection of mountaintop communities featuring incredible vistas of the mountains, two swimming pools and hot tubs, a volleyball and basketball court, tennis courts and hiking trails. For the outdoor-loving homeowner, The Villages are the perfect place to enjoy the comforts of home while adventuring in the Laurel Highlands.

Homeowners in The Villages also enjoy complimentary shuttle access to the resort for hassle-free transportation while enjoying the mountains.







## Y11 SUNRIDGE

3 Bedrooms | 3 Baths  
1,605 Square Feet  
Offered at \$445,000

Nothing compares! Completely renovated condo with amazing views of the Laurel Highlands.

Bamboo floors throughout the lower level and stained pine wood doors and molding have been added. The living room boasts a custom, stoned gas fireplace with hearth. The kitchen features new stainless steel Frigidaire appliances, granite countertops, new cabinets with under-counter lighting and ceramic tile backsplash.



## B1 SUNRIDGE

3 Bedrooms | 3.5 Baths  
1,450 Square Feet  
Offered at \$399,000

Perfect location! This ski-in/ski-out townhouse offers a great private location close to the pool!

You'll love the custom kitchen with granite countertops. This home also features a patio with a hot tub for soaking those tired muscles after your mountain adventures.



## Y4 SUNRIDGE

2 Bedrooms | 2 Baths  
1,161 Square Feet  
Offered at \$269,000

Nicely appointed two bedroom ski-in/ski-out condo with awesome views and great slope access.

Kitchen has been remodeled with maple cabinetry, new appliances and counter tops. A gas-burning fireplace and skylights are featured in the living room to add warmth and plenty of natural light.



## I10 SUNRIDGE

2 Bedrooms | 2 Baths  
1,161 Square Feet  
Offered at \$259,000

This condo features easy access to the slopes and is conveniently located near the swimming pool!

Well-maintained and in excellent condition, this home features a large and beautiful stone fireplace in the living room and a garage. You'll never run out of adventures in this year-round getaway home!



## G3 SUNRIDGE

2 Bedrooms | 2 Baths  
1,161 Square Feet  
Offered at \$259,000

Great ski in/ski out location! Wonderful place for watching the activities!

This unit is sure to impress with the updated kitchen and majestic stone fireplace with flat screen tv. Plenty of room for all your friends and family. Bring a couple of your personal items to finish off the fully furnished unit.



## X9 SUNRIDGE

2 Bedrooms | 2 Baths  
1,161 Square Feet  
Offered at \$254,900

Great location for this ski-in/ski-out condo directly on the trail!

Very desirable floor plan with natural stone fireplace that accents the living room. Open floor plan great for entertainment. Updated kitchen, nicely furnished with skylights that bring in the natural light. The property comes with most of the furnishings.







### G7 SUNRIDGE

2 Bedrooms | 2 Baths

910 Square Feet

Offered at \$199,000

Charming ski-in/ski-out condo with wood-burning fireplace!

Great access to the slopes and close to the pool. Owners have access to two summer recreation areas with pools, tennis courts, basketball and volleyball courts and playground. A four season get away.



### O12 SUNRIDGE

1 Bedroom | 1 Bath

697 Square Feet

Offered at \$179,900

No expense was spared in making this condominium an unforgettable getaway destination!

This lovely, professionally-decorated home features new furnishings and stainless steel appliances, excellent ski-in/ski-out access and is located close to the SunRidge summer recreation area and pool.



### X1 SUNRIDGE

1 Bedroom | 1 Bath

697 Square Feet

Offered at \$174,500

Great location with spectacular views. Ski-in/ski-out!

Warm and inviting, this unit features a wood-burning fireplace in the livingroom. This condo is being sold furnished with accessories, so you are ready to come and play on the Mountain.



## W1 SUNRIDGE

1 Bedroom | 1 Bath  
697 Square Feet  
Offered at \$162,500

All the comforts of home!

This condo features a wood-burning fireplace to warm those cold winter nights, and a deck off of the living room to enjoy the spectacular view of the Laurel Highlands. A four-season get-away.



## Y12 SUNRIDGE

1 Bedroom | 1 Bath  
697 Square Feet  
Offered at \$159,000

This well maintained condo has a great view of the Laurel Mountains and offers ski-in/ski-out access to the Seven Springs slopes!

Priced to sell and ready for you to start enjoying the winter season, this home is a perfect getaway for a couple or small family!



## P12 SUNRIDGE

1 Bedroom | 1 Bath  
697 Square Feet  
Offered at \$152,000

Conveniently located this Aries floor plan has plenty of comfortable living space that can be used for a small family!

Ski in/out from this updated home that will accommodate a couple or small family. Close to community swimming pool with hot tub, tennis courts and clubhouse.











# SWISS MOUNTAIN

A peaceful and private mountain setting with mature landscaping located across from the Seven Springs Golf Course.

The 305 condominiums and townhomes of Swiss Mountain offer homeowners a gorgeous atmosphere with a summer recreation area including a swimming pool and two tennis courts!

Homeowners in Swiss Mountain also enjoy complimentary shuttle access to the resort for hassle-free transportation while enjoying the mountains.







## 4 ZURICH WAY

5 Bedrooms | 2.5 Baths  
1,540 Square Feet  
Offered at \$250,000

Beautifully updated townhome nestled among the trees!

Kitchen features new cabinets, countertops, flooring and lighting. Bathrooms have also been updated throughout. Large deck overlooks ski slopes. Owners have access to a summer recreation area which includes a pool and tennis courts. Great for two families!



## 2308 SWISS MOUNTAIN

2 Bedrooms | 2 Baths  
978 Square Feet  
Offered at \$199,900

All the comforts of home!

This two bedroom condo has been beautifully updated with new kitchen appliances, new cabinets and granite countertops and backsplash, and an "instahot". The main level boasts hardwood floors and molding. All windows, patio slider and front door have been replaced, and the hot water heater was replaced last year. Baseboard heating and fireplace have been replaced.



## 49 SWISS MOUNTAIN

3 Bedrooms | 2 Baths  
1,300 Square Feet  
Offered at \$184,900

Recently updated townhome!

Fully remodeled kitchen and newer furnishings throughout. Hot tub and sauna in lower level. Owners have access to a summer recreation area with swimming pool and tennis courts.



## 2805 SWISS MOUNTAIN

2 Bedrooms | 2 Baths

885 Square Feet

Offered at \$179,900

Beautifully updated condo!

The kitchen boasts stainless steel appliances and custom cabinets. The bathrooms have custom cabinets and new toilets. The living room is warmed by a wood-burning, stoned fireplace. Laminate flooring in living room and dining room, with new rustic furnishings throughout.



## 3705 SWISS MOUNTAIN

1 Bedroom | 1 Bath

823 Square Feet

Offered at \$139,500

Large deck off the living room with beautiful night views of the lights on the ski slope!

This condo has been consistently maintained with the most recent being new stainless steel appliances and freshly painted with contemporary colors. A wood-burning fireplace warms the living room after a fun day on the slopes! Large owners closets with shelving, ski closet at the entry.



## 2401 SWISS MOUNTAIN

1 Bedroom | 1 Bath

584 Square Feet

Offered at \$125,000

Warm and inviting!

One floor living from parking lot to inside the condo. This condo features a recently updated kitchen with stainless steel appliances, new cabinets, lighting, flooring and furniture. Large green space next to patio.







## 2507 SWISS MOUNTAIN

1 Bedroom | 1 Bath  
584 Square Feet  
Offered at \$123,500

Charming condo with many updates.!

A wood-burning fireplace that warms the cold winter nights after a long day of skiing. Close to the pool and tennis courts, and just a short shuttle to the slopes. Great mountain get-away!



## 4203 SWISS MOUNTAIN

1 Bedroom | 1 Bath  
823 Square Feet  
Offered at \$106,000

This condo is priced to sell and is in great condition!

Enjoy the quiet wooded setting and mature landscaping of the Swiss Mountain community. This home features a patio with a peaceful wooded view and complimentary shuttle service to the resort!







# MOUNTAIN VILLAS

Secluded mountain condominiums with fabulous views of the slopes, situated just steps away from Seven Springs' top-rated golf course.

Every golfer's dream, the 116 condominiums of Mountain Villas offer homeowners a private community swimming pool and the best golf course access of all resort properties!

Homeowners in Swiss Mountain also enjoy complimentary shuttle access to the resort for hassle-free transportation while enjoying the mountains.





## 6-2 MOUNTAIN VILLAS

3 Bedrooms  
2 Full, 2 Partial Baths  
1,560 Square Feet  
Offered at \$289,000

This large townhouse is a true pleasure to come home to after a long day of outside activities!

Relax in the newly updated grand living space from the upgraded kitchen and appliances with heated floors to the open and airy 2 story great room, which leads out to the large four season deck with hot tub. Plenty of sleeping space for family and friends or just a place to get away for some quiet time is always an option in this townhouse.

## 6-1 MOUNTAIN VILLAS

3 Bedrooms  
2 Full, 2 Partial Baths  
1,695 Square Feet  
Offered at \$279,900

This multi-level condominium gives your friends and family all the space they need to enjoy a mountain retreat!

Upgraded with new kitchen, stainless appliances and living room furnishings. The deck off the living room features a gorgeous view of the mountain at Seven Springs!

## 5-3 MOUNTAIN VILLAS

4 Bedrooms  
2 Full, 2 Partial Baths  
1,755 Square Feet  
Offered at \$225,000

Boasts spectacular views of the Resort!

This three-level townhome has room for entertaining family and friends. The living room features a Heatilator fireplace to warm you after a fun-filled day on the slopes. The large deck off the living room lets you enjoy the outdoors. The loft area is equipped for extra sleeping.





## 8C2 MOUNTAIN VILLAS

2 Bedrooms | 2 Baths

1,085 Square Feet

Offered at \$215,000

This completely remodeled condo is located next to the 8th tee box of the Seven Springs Resort golf course!

It boasts a gourmet kitchen with ceramic tile and wall to wall carpet throughout. It has easy access from the parking lot to the front door and is being sold turn key with all furnishings included.



## 8A5 MOUNTAIN VILLAS

3 Bedrooms | 2 Baths

1,695 Square Feet

Offered at \$205,000

Located in the golf course community of Seven Springs, this top floor condo boasts spectacular views of the Resort!

A bonus room has been added for a third bedroom, and a loft area also sleeps extra. Lots of room for guests. Nicely appointed with many updates.



## 1A1 MOUNTAIN VILLAS

2 Bedrooms | 2 Baths

1,085 Square Feet

Offered at \$185,000

This home is ideal as you walk out onto your private deck at ground level with a wooded view in summer and slope view in winter.

This is a well kept condo with an updated kitchen. The large living room is enhanced with the gas fireplace. This is a large home with large bedrooms. The shuttle bus picks you up at the entrance to the building.





## 3C3 MOUNTAIN VILLAS

2 Bedrooms | 2 Baths  
1,085 Square Feet  
Offered at \$179,900

Immaculately maintained, nicely decorated condo!

The kitchen and baths have been updated, and a wood-burning fireplace warms the living room. Plenty of windows gives you a bright, open feel. Spectacular views of the slopes on winter nights. Just a short shuttle to slopes, and conveniently located near the golf course. Truly a year-round get-away!







809 TRIPLE CREEK ROAD

# SURROUNDING AREAS

From quiet seclusion to exciting outdoor adventure, explore the variety of homes found throughout the Laurel Highlands.

In addition to the Seven Springs and Hidden Valley communities, the resorts' neighboring areas offer many diverse properties.

Our dedicated agents can help you find the home of your dreams, whether you're looking for a cabin in the woods, a mountain chalet, or a rustic lodge for a second home or a full-time residence.







## 2120 COUNTY LINE ROAD

4 Bedrooms | 3 Baths  
Offered at \$1,450,000

This unique and majestic cedar log home is tucked away in a pristine mountain wilderness!

The home features a private gated driveway, a gourmet kitchen with a granite island, stainless steel appliances with dual ovens and custom solid wood cabinets. This home has hand-laid natural stone foundation, two car garage and fireplace. Relax and converse with friends and family in a gorgeous outdoor setting with a full wraparound deck featuring an outdoor fireplace.



## 210 FERN MOUNTAIN ROAD

5 Bedrooms | 4 Baths  
Offered at \$599,000

Sitting on 2.5 wooded acres, this home is within minutes of Hidden Valley Resort and 7Springs.

Selling partially furnished, this home has everything you could want: hardwood flooring, first floor master suite with jet-tub, new propane forced air heat, with additional heat pump and A/C, over 4000 sq ft, 2 massive stone fireplaces, huge detached 2 car garage and much more!



## 183 ROCKY RIDGE ROAD

3 Bedrooms | 2.5 Baths  
Offered at \$499,000

Incredible mountain home minutes from the Resort!

Experience the outdoors on your covered and wrap-around deck or from the comfort of the four-season room. Enjoy a game of pool in the Great Room. Red oak beams and cathedral ceiling windows give the living room a warm and open feeling. The kitchen has cherry cabinets and GE Profile appliances. Master bedroom and bathroom are located on the first floor right next to the sauna and hot tub.



## 809 TRIPLE CREEK ROAD

4 Bedrooms | 3.5 Baths  
Offered at \$489,000

Enjoy the Laurel Highlands in this remodeled contemporary home!

Stroll the foot bridge over Allen Creek in front and view the private trout pond in back. Stone fireplace, cast iron wood stove, custom kitchen, lodge furnishings and game table create a perfect retreat. Includes whole house sound system, access to cable/security system, 2 detached garages. Upper level game room has pool table, shuffleboard, TV & music providing entertainment for the whole family.



## 204 MOHAWK ROAD EXT

4 Bedrooms | 3 Baths  
Offered at \$449,900

Mountain living at its best. This mountain home has been completely refinished!

Lower level has flagstone flooring with a wood-burning stove, family room, full bath and bedroom. The kitchen has been remodeled including granite counter tops and stainless steel appliances. The master bedroom is located on the main floor, and the living room features a beautiful stone, wood-burning fireplace. The deck wraps around the home, and features a hot tub, and the garage has electric.



## 546 NEBO ROAD EXT

2 Bedrooms | 2 Baths  
Offered at \$179,000

Picture perfect setting from the back deck!

This is a special cottage that sits along the Indian Creek with easy access to the bike trail on the other side of the creek. Many upgrades from the entrance area to the upgraded appliances. Nice furnishings from flat screen TV to comfortable furniture.







### 322 FERNCREEK ROAD

3 Bedrooms | 2 Baths

Offered at \$69,000

Nestled in Fern Creek, Seven Springs' best kept secret, this three bedroom mobile home is move-in ready!

All the comforts of home. Large screened-in porch. Shed included to store all your toys. Great location within the community.



### LOT 5, BLUFFS TRAIL

5.8 Acres

Offered at \$179,000

NEW approved subdivision. Two lots have already sold. Located near Hidden Valley, next to Forbes State Forest off township road. Flat area for homesite with incredible western long distance views, on lot septic, recorded covenants, underground utilities, private road. The lot borders state forest and minutes to both resorts of 7 Springs and Hidden Valley.



### LOT 16, CAMP RUN ROAD

3.25 Acres

Offered at \$139,000

Gorgeous lot on top of the mountain! See it all with a 270 degree view for miles around. Close to both resorts, Seven Springs and Hidden Valley, but with the privacy that Fern Mountain offers. Lot is perked approved and ready for you to build your dream home!



## LOT 7, FIRETOWER/ SHEETZ

6 Acres  
Offered at \$135,000

This lot has long distance views and sits of a township maintained road. The lot is part of a 8 home development which all sit on 4 acres plus. It is located between both resorts and is 5 minutes form the main lodge at 7Springs The lot has an approved septic site and underground utilities. The property line has been recently surveyed to give a better understanding of lot size. There are views across the valley to the other ridge line.



## LOT 1, CAMP RUN ROAD

6.8 Acres  
Offered at \$109,000

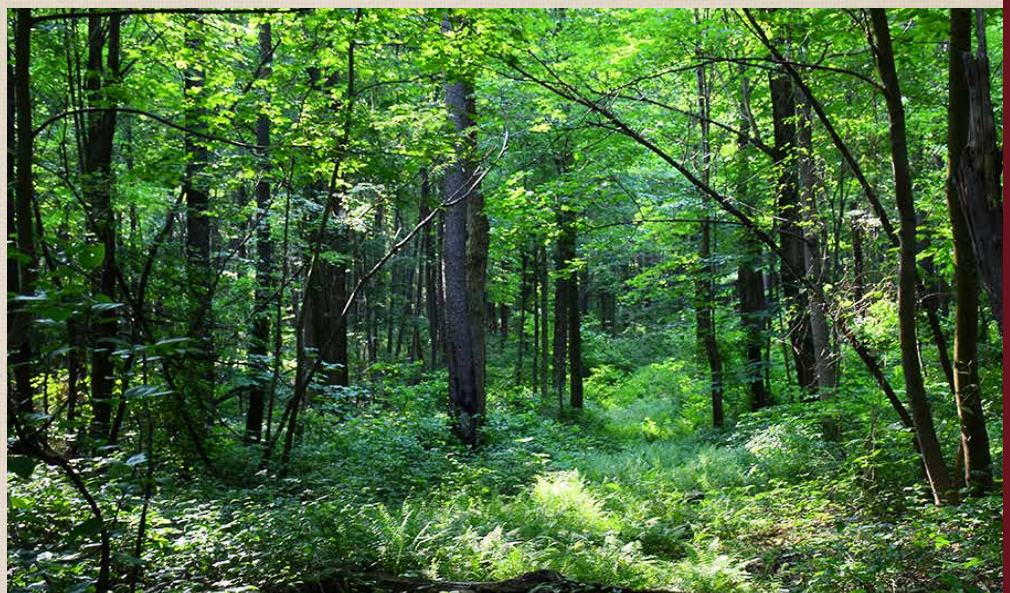
New approved subdivision. First lot in the Bluffs, located near Hidden Valley next to Forbes State Forest off township road. Flat area for homesite with view of adjoining ridge. On lot septic, recorded covenants.



## LOT 11, MCGYVER WAY

6.3 Acres  
Offered at \$97,500

This is the last lot owned by the developer in Skyview Farms. It sits on a cul-du-sac with a peek a boo view of the next mountain range, underground utilities to lot, perced and approved by county for on site septic. Survey available. The lot has new homes with some ranging up to a million dollars, which will protect any future new home in the development. Still close to resorts and turnpike for easy access, but very private.







## LOT 7 SKYVIEW

4.1 Acres  
Offered at \$79,000

This corner lot is nestled in the development of Skyview Farms. There are a number of lovely rustic estate style homes already in the 14 homesite development with all the lots have a minimum of 4 acres of privacy. This lot also borders Forbes State Forest. The lot borders a township road and has an approved septic site.



## LOT 26/27 HORSESHOE ROAD

1.1 Acres  
Offered at \$75,000

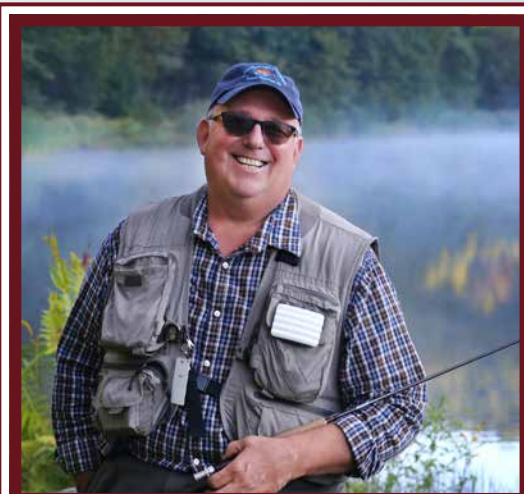
This is actually two lots for the price of one. Build on one lot and sell the other one or combine the two lots and build on them as one. Conveniently located off of County Line road minutes to the 7 Springs resort.





# OUR TEAM

Our team of agents are dedicated to helping you discover the Laurel Highlands home of your dreams. Not only do we have the expertise to provide you with top-notch real estate services, we love the mountains and we work and play here every day with our families.



## SCOTT SWANK BROKER OF RECORD

Scott leads the Highlands Resort Realty Team; dedicated to welcoming clients and homeowners to the resort family and providing the highest standards of service.

Scott's professional career spans 27 years with experience in resort real estate sales including listing, selling and property management. From single family homes to duplexes, townhomes, vacant land to condos, Scott represents a well-rounded portfolio of properties in and around the resorts.

Scott is an alumnus of Saint Francis University, where he obtained his bachelor's degree in Business Management. He is a member of the National Association of Realtors and the Pennsylvania Association of Realtors.

**"OWNING A HOME AT THE RESORTS IS LIKE JOINING A FAMILY. THE LEVEL OF SERVICE AND AMENITIES AVAILABLE AT THIS RESORT AND THROUGH OUR RESORT REALTY OFFICE IS UNMATCHED."**

Prior to working for Highlands Resort Realty, Scott was the broker and owner of nearby Indian Lake Realty. Scott has two children: Cullen and Lydia. In his spare time, he enjoys fishing, boating and golfing.



## MICHELLE BUCCILLI

Michelle has been with the Highlands Resort Realty team since 2010 and has thrived working in the resort environment. Her high energy and commitment to each individual transaction brings so much to not only Highlands Resort Realty, but the resorts as a whole. Add to that her attention to detail, her gift for customer service and her ability to creatively arrive at solutions to problems makes Michelle your ideal choice for an agent.

**"BEING AN AGENT FOR A COMPANY THAT IS PART OF THE RESORT IS AN INCREDIBLE OPPORTUNITY; WE KNOW THE DIRECTION AT ALL TIMES AND IT GIVES MY CLIENTS A BETTER UNDERSTANDING OF WHAT THEY ARE BECOMING A PART OF."**

Prior to working for the Highlands Resort Realty team, Michelle worked as a realtor in Miami, focusing primarily on luxury and resort residences.





## BEVERLY SPURLING

Bev first came to the Laurel Highlands in 1964 to learn to ski and eventually moved here with her family when she was a senior in high school and is the source for resort news. In 2010 she obtained her real estate license to add to her duties as Vacation Rentals manager.

Think of Bev as your resort concierge as she will guide you through every facet of resort lifestyle from skiing to golf to her favorite, dining!

**"THIS MOUNTAIN IS VERY SPECIAL TO ME. LET ME HELP YOU FIND A HOME AT ONE OF THE RESORT COMMUNITIES OR NEARBY ON THE MOUNTAIN. YOU, TOO, WILL DISCOVER THE JOY OF BEING PART OF OUR RESORT FAMILY."**



## JOHN TIERNEY

John spent 15 years working in commercial construction with experience ranging from direct sales to the management of a \$40 million sales region. He also has 10 years experience working with land development and residential construction. John will always find unique ways for his customers to become part of the resorts.

**"THIS IS AN EXCITING TIME ON OUR MOUNTAIN AND I'M TRULY GLAD TO BE A PART OF THE EXPERIENCE."**

John is an alumnus of University of Pittsburgh where he obtained a bachelor's degree in Industrial Engineering with a minor in Business. He is also a member of the National Association of Realtors.



## JENNY ENGLISH HARANCHER

Jenny's family has lived in the Laurel Highlands since 1960. Jenny is very well-versed in both the Seven Springs and Hidden Valley communities. In her younger years, Jenny worked as a ski instructor at Hidden Valley Resort and with the wait staff at Seven Springs Mountain Resort.

Jenny received her B.S. in Management from Penn State. She worked in sales in Pittsburgh before returning to join our team.

**"I'm very excited to be back in the mountains, helping others fall in love with the Laurel Highlands just as I did so many years ago. I am friendly, easy going and helpful. My goal is to assist you in every step of buying your new mountain home and getting you started on making new memories with your family."**

In her free time, Jenny can be found enjoying the mountains, whether she is skiing, hiking, rafting or just spending time with friends and family.



# SEVEN SPRINGS MOUNTAIN RESORT

Sporting Clays

Southwind  
AT LAKE TAHOE

