An Introduction to the Site

Located 25 minutes from downtown Pittsburgh, the River’s Edge is becoming the most desirable community in the region. One of the last remaining parcels of land along Oakmont’s waterfront (1/4 mile) is being transformed into seven different Neighborhoods where you can live. Residences include homes, apartments and condominiums. Each area has uniquely different views of the river, parks, wooded hills, tree lined streets and public spaces. All residents will have access to a clubhouse, private boat docks and walking trails.

Phase 1 Neighborhoods

The Boulevard
Adjoining homes with easy access to the neighborhood amenities. The Hulton and The Neville from the mid $350s. The Lehigh starting at $454,900. The Hastings and The Willows homes from the low $500s.

The Grand Allee
The Roosevelt and The Allegheny homes surrounding Waterview Park From the high $500s.

Creekside
The Alden homes overlooking the wooded shores of Plum Creek. From the mid $400s.

The Celebration
The Urban Apartments near the business district. From $1,550/month.

Phase 2 Neighborhoods

Shoreline
Estate Homes along the Allegheny River shore. Phase 2.

Hometown
Village Homes along tree lined streets. Phase 2.
Oakmont is home to a number of regional amenities including the renowned Oakmont Country Club, Longwood at Oakmont, Riverview Park and the Kerr Museum. The town has hosted the United States Open Golf Tournament eight times and the 65th U.S. Women’s Open. It is well-known for its shopping and restaurant district with unique “dual main streets” flanking a rail line and the Arboretum Walking Trail. The design of the street grid and level town center allows for walkable connections to the existing neighborhood. Oakmont is noted for architecturally unique homes, great schools and enhanced quality of life.

**Recreation**

**Amenities for Fitness & Leisure**

The River’s Edge Clubhouse will be built at the conclusion of Phase 1 development, offering a variety of exclusive amenities to the River’s Edge community. Take advantage of the fitness facilities and adjoining swimming pool, or host social gatherings in the private clubhouse. Private boat docks will be available for lease or purchase by River’s Edge homeowners.

**Shopping & Beauty**

**Style, Fashion & Luxury**

Allegheny Avenue is lined with charming, locally owned salons, spas and boutiques. All the basics and more are conveniently located within walking distance. Discover one of a kind pieces of jewelry, clothing, accessories and antiques. Treat your self to a day of superior spa services. Some town favorites include Mulberry Antiques, SugarPlum Baby Boutique, La Perla, Crimson Couture, Amanda Lee Glassware, Oakmont Skin Care, Lon Michaels Wellness Spa & Salon, Vintage Rose Day Spa and more.
Dining
Award-Winning, Family Owned

Oakmont is a popular food destination in Pittsburgh. Favorites include Hoffstot’s, Chelsea Grill and Oakmont Tavern. Oakmont Bakery was recognized as America’s Best Bakery in 2013, by Bake Magazine. What’s Cookin’ At Casey’s is an excellent, Italian Restaurant awarded a Silver Reader’s Choice Award, by Trib Total Media.

The Oakmont Country Club
A Championship Tradition

Oakmont Country Club has been ranked #5 in America’s Top 100 courses. It has hosted more combined USGA and PGA championships than any other course in the U.S., including eight United States Opens, five U.S. Amateurs, three PGA Championships and two U.S. Women’s Opens.

The Oakmont Country Club has been called the most difficult course in North America, consisting of 210 deep bunkers, hard and slick greens that slope away from the player and tight fairways.

Entertainment
Classic, Local Favorites

Oakmont provides a number of classic amenities for entertainment and leisure, including the Oaks Theater and the historic Carnegie Library. The Oaks is a refurbished, 430-seat single-screen movie house, located along Allegheny Avenue. Showing a combination of current, classic and independent films, the Oaks is perfect for a low key night out on the town. The Carnegie Library was recently renovated and remains free and open to the public. Built in 1899, the Carnegie Library came into being after the Oakmont School Board passed a resolution to “establish a free, non-sectarian public library for the general use of residents of this district.”
Trails & Parks within The River’s Edge Community

The River’s Edge development will set a new standard of living by providing residents with a network of trails and walking paths that link a variety of parks and natural features. A tree-lined Allegheny Avenue creates a clear connection from Oakmont’s main street, through the neighborhood, to the river. Other paths meander along the river and Plum Creek.

Allegheny Park
Recreational Opportunities for the Whole Family

The Allegheny Park is distinguished by gentle slopes of the river’s edge — providing a great location for a number of outdoor activities including an amphitheater, boat docks, bocce courts and a variety of water features. It is the perfect meeting place for local cycling and kayaking clubs. The wooded hillside across the Allegheny creates a stunning natural backdrop. Its trails provide a picturesque area for biking, hiking, jogging, dog-walking and more.

Second Street Tot Lot
An Outdoor Venue for Children

The residences will be connected to the parks via sidewalks and greenway trails.

Second Street Tot Lot is a small, accessible playground perfect for families with young children. The lot is bordered by a neighborhood street with low traffic flow for safety.
**Water View Park**  
A Mix of Civic Activities and Breathtaking Views  
Water View Park is a centerpiece for the community, providing a setting for social activities. It is the perfect outdoor space to relax and unwind in a morning yoga class, enjoy a mid-day meal at one of the picnic pavilions, or relax with friends in the evening. This outdoor venue is connected to Allegheny Park.

**Plum Creek**  
A Natural Landscape  
Plum Creek nature zone maintains the vegetated slopes and natural biology of the Plum Creek flood plain.

This amazing natural resource is perfect for active families to explore the native plants, birds and water life of western Pennsylvania.
Explore The Allegheny River

The Allegheny River, approximately 10,000 years old, offers a tremendous variety of leisure opportunities throughout the year.

Boating, Kayaking & Fishing
Exclusive Private Boating Docks

The calm waters of the Allegheny offer a perfect place to relax and unwind on a scenic canoe or kayak trip. Boaters, paddlers and rowers all enjoy the serene views of its natural beauty and wildlife. We invite you to take your boat out on the river, or catch a fish off the dock. Private boat slips will be available for the exclusive lease by River’s Edge homeowners.

Steel City Rowing, just down the river in Verona, is one of the world’s most acclaimed rowing facilities boasting international gold medals, students preparing for elite ivy league schools and a brand new, state-of-the-art headquarters.

The Oakmont Yacht Club, just up the river, holds its place as the oldest inland Yacht Club in the United States. It has hosted presidents, is a center of boating education and social activities. Its annual Regatta is now in its 112th year.
Award-Winning Design

Rothschild Doyno Collaborative and Brooks & Blair have been presented with an American Institute of Architects Award for Regional and Urban Design.

Just like a healthy garden, great house design “grows” from a site, with plans, building form, and details that respond to each site. At The River’s Edge, site specific home design will enhance the quality of life, making every property special. The mixed-use neighborhood will foster a high quality of life for each individual. The developers will ensure that the benefits of sustainable design are measured and accounted for in every home.
The River’s Edge Home Options

**The Neville**
Located in The Boulevard
Elegant and spacious adjoining homes. Great for casual living. Open kitchens overlooking the living room and dining room. Enjoy the sunsets on your porch.

<table>
<thead>
<tr>
<th>Price</th>
<th>From the mid $350s</th>
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<tbody>
<tr>
<td>Rooms</td>
<td>3+ Bedrooms</td>
</tr>
<tr>
<td>Size</td>
<td>2,322+ SF</td>
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**The Lehigh**
Located in The Boulevard
Adjoining homes with easy access to neighborhood amenities. Spacious open floorplan with 1st floor owners suite.

<table>
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<th>Price</th>
<th>Starting at $454,900</th>
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<tr>
<td>Rooms</td>
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<tr>
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The Alden
Located in Creekside
Cozy, paired homes with 1st floor owners suites, located along neighborhood oriented, tree lined streets. Beautiful landscaping and spacious front porches overlook the wooded shores of Plum Creek.

Price: Starting at $479,900
Rooms: 3+ Bedrooms | 2.5+ Bathrooms
Size: 2,866+ SF

The Hulton
Located in The Boulevard
Beautifully designed, adjoining homes with an open floor plan. Gracious kitchen layout. Sun lit owners suite. Easy access to neighborhood amenities.

Price: From the mid $350s
Rooms: 3+ Bedrooms | 2.5+ Bathrooms
Size: 2,010+ SF
The Celebration Apartments
Located in The Celebration
Located near the business district. Spacious living spaces, private balconies, elevator access and indoor parking.

- **Price**: From $1,550 / month
- **Size**: 1,036+ SF
- **Rooms**: 2+ Bedrooms | 2+ Bathrooms

The Willows
Located in The Boulevard
Well crafted, adjoining homes with unique character. Spacious, private courtyard gardens with colonnade connection between the house and detached garage. Easy access to neighborhood amenities.

- **Price**: From the low $600s
- **Size**: 2,900+ SF
- **Rooms**: 3+ Bedrooms | 3.5+ Bathrooms
For additional information contact the River’s Edge Site Team or visit riversedgefoakmont.com.

River’s Edge Site Team
On Site Sales Office
29 Allegheny Avenue
Oakmont, PA 15139

412-828-2000

Model Hours
Monday: Closed
Tuesday-Friday: 12-4
Saturday and Sunday: 11-4