



1854 Gill Hall Road Finleyville, PA 15332

West Jefferson Hills School District

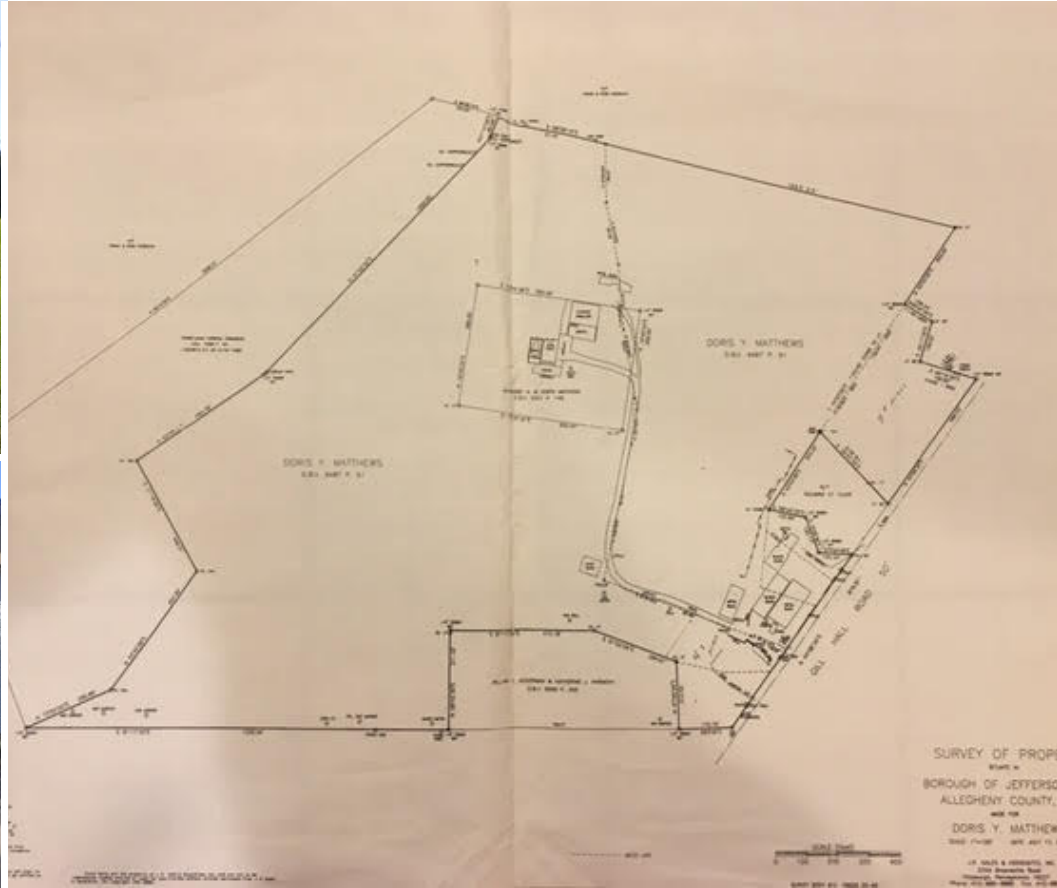
Stunning Views on 70 +/- Acres - Land Includes R-1 & C-2 Zoning

Custom brick home with 2 car attached garage, 3900 gallon pear shaped in-ground pool and two antique designed buildings. Breathtaking views from Georgian Colonial. Pegged board flooring in family room with wall to wall brick oversized fireplace and walnut beams and mantels. Finished gameroom with pool table and whirlpool room.

1,175 +/- feet of commercial frontage, including 6 leased warehouse buildings and office space.

Asking : \$1,500,000.00





Description	Georgian
Colonial- +/- 4500 SF	
Living Room	14 x 19
Dining Room	14 x 17
Kitchen	17 x 18
Laundry	7 x 8
Family Room	21 x 18
Den	9 x 12
Gameroom	30 x 50
Master Bedroom	14 x 18
Bedroom 2	14 x 12
Bedroom 3	12 x 12
Bedroom 4	12 x 12
Bedroom 5	14 x 12
Garage	2 car attached garage
Pool	3 x 9 x 1/2

70 + Acres in Jefferson Hills Boro

7+ acres includes Commercial Property:

One story block warehouse, 4 garage doors (approx. 16' x 12') building size 70' w x 144' d, approx 10,090 SF.

One story metal garage with 6 garage doors (approx. 14'x16'). 1st floor building size of 50' w x 144' d, approx 7200 SF. 2nd floor building size of 50' w x 144' d, approx 7200 SF.

Two story block warehouse with 3 garage doors (approx. 14'x16'), oil heat, bathroom and electric. 1st floor building size of 63'x60', approx. 3780 SF. 2nd floor building size of 63'x60', approx. 3780 SF.

38' w x 60' addition of approx. 2280 SF, plus 1 car garage. Men's and women's baths, 3 offices.

27'x 31' addition, 837 SF with 3 bay garage, block warehouse, electric and oil heat.

One story metal warehouse 48'x104', approx. 4992 SF, storage with no utilities.



**Michele Fitterer, Patricia Shaffer
& Ashley Fitterer**
Jefferson Hills Real Estate, Inc.
 M: 412-877-2276
 O: 412-653-4000
www.JeffersonHillsRE.com