

THE VILLAS AT CEDAR CREEK

ONE FLOOR LIVING



Call us at 724-861-0571 • [ShusterHomes.com](https://www.ShusterHomes.com)

Standard Features

- 2" x 6" exterior studs on 16" center
- 2" x 10" floor joists on 16" center and Steel I-beams
- 2" x 6" rafters on 16" center or trusses
- Insulation-fiberglass 5 1/2" exterior wall R21; ceiling 12" R38
- 7/16" OSB board exterior walls
- 20" poured 4,000 pound concrete footer with rebar (RWS does not use gravel footers)
- Foundation walls back filled with crushed stone
- Interior and exterior french drains – Form-a-drain with stone back fill
- Foundation walls 10" poured 4,000 pound concrete with 1/2" rebar
- Foundation waterproofing system with expandable tar and 1" styrofoam
- 9 recessed lights and custom fixture allowances
- Dimensional type shingles standard (30yr manufacturer limited warranty)
- 5/8" drywall in garage with hardcoat plaster and 5 1/2" wall and 12" ceiling insulation
- Hardcoat plaster (smooth bath and kitchen) all other texture finish
- Single hung windows with screens
- 200 amp electrical service, 10 cable outlets)
- 93% High efficiency gas furnace with add on humidifier (10yr warranty – parts and labor)
- Kitchen cabinets with custom countertops, range, dishwasher, microwave, disposal
- Roof ridge vent, vented soffit system 5/8 roof sheathing
- Copper plumbing and water lines with 3/4" supply lines (1) garage and (2) exterior hose bibbs
- 3/4" tongue and groove flooring (glued and nailed)
- Insulated raised panel garage doors
- Fiberglass smooth exterior doors – painted to your color selection
- Covered rear deck or concrete patio per design + Lot Grade
- High efficiency central air conditioning
- Ceramic tile in foyer, powder room, kitchen, laundry and bath areas, upgraded carpeting
- Custom cut bathroom mirrors above vanities, towel bars and towel ring
- 50 gallon high efficiency hot water tank
- Custom oak railing system stained to your choice
- Rough-in plumbing for a future bathroom in basement
- Top soil and rough grading (RWS lots only)
- Customized interior layout and kitchen design and exterior within starting footprint
- 9ft ceilings on main floor
- Tray ceiling in Dining Room, Great Room and Master Bedroom

Standard features may vary per design and are subject to change without notice.

Welcome to
THE VILLAS AT CEDAR CREEK

Multi Family
724-861-0271
Shoetlornhomes.com



Community Map

- No Association Fees
- Recorded Covenants
- Full Basements
- Fire Rated Wall
- Customized Interior Finishes
- Lower Westmoreland County Taxes
- Close to Cedar Creek Park
- 3 Bedrooms
- 2 Full Bathrooms
- 2 Car Garage

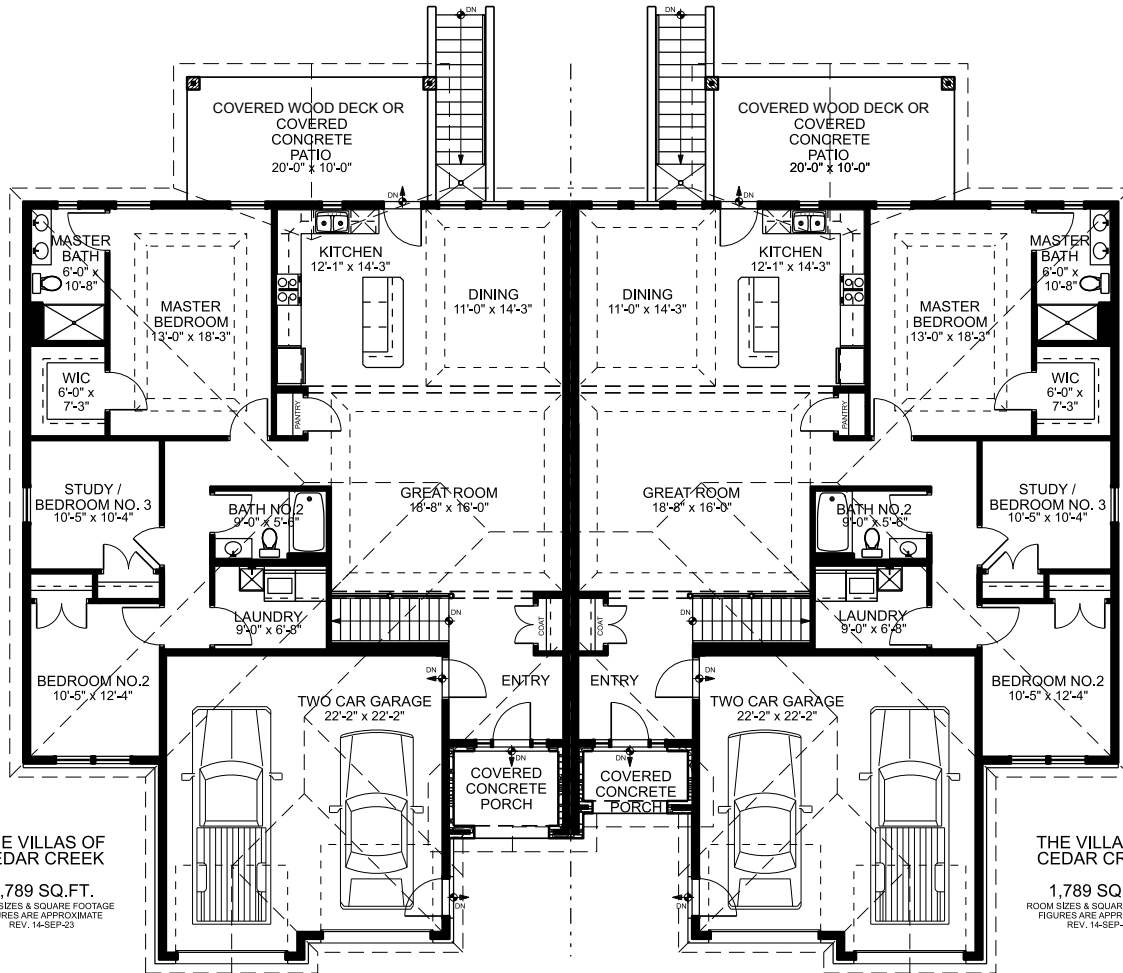


•Driveway and Landscaping not included.





COME HOME TO QUALITY.



THE VILLAGS OF CEDAR CREEK
 1,789 SQ.FT.
 ROOM SIZES & SQUARE FOOTAGE
 FIGURES ARE APPROXIMATE
 REV. 14-SEP-23

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ONE FLOOR LIVING

DINING ROOM





FAMILY ROOM

FOYER





MASTER BEDROOM

STANDARD MASTER BATHROOM





STANDARD PATIO WITH BASEMENT STEPS

STANDARD COVERED WOOD DECK





FULL BASEMENT

FURNACE



Custom Options



Optional Finished Basement



Optional Upgrade Front Door

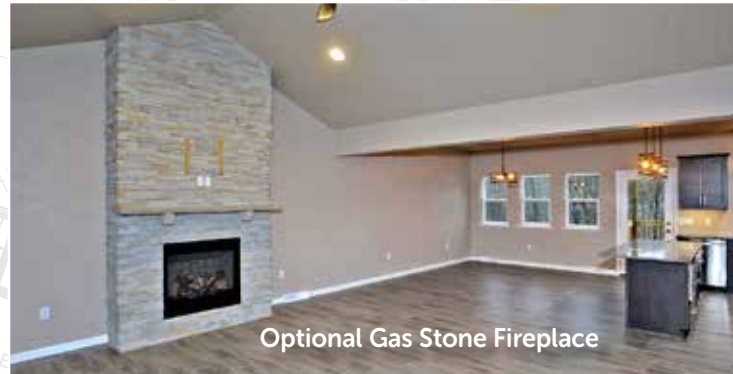
Kitchen Designed Your Way



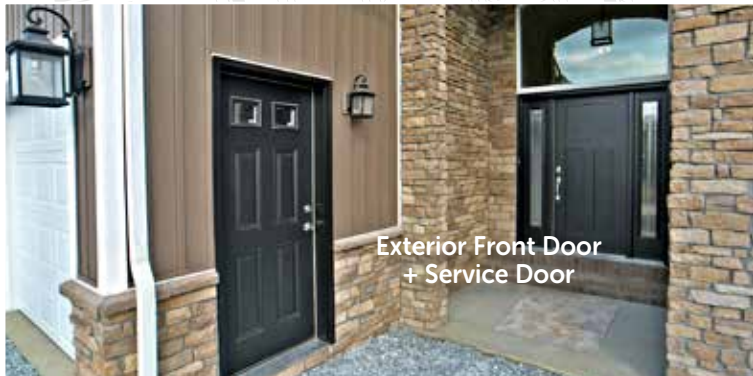
Optional Aluminum Decking



Optional Ceramic Tile Shower



Optional Gas Stone Fireplace



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Cedar Creek Estates • Rostraver Twp. PA 15012

Directions: From Rt. 51 South (Pass C. Harper). Left onto Concord Lane. Right onto Municipal Drive to Cedar Creek Estates

ShusterHomes.com

RWS Development believes all material to be correct but assumes no legal responsibility for it's accuracy. Square footage is an estimate.

