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Summerset a serene slice of city life

Development

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By Marylynne Pitz, Pittsburgh Post-Gazette



Darrell Sapp/Post-Gazette

The Alcott Village model home in Summerset at Frick Park looks like an older brick home but offers the amenities of a new home.

If you want the look of an older, well-built brick home but need the spacious rooms and closets more common in new construction, the Alcott Village model home in Summerset at Frick Park is worth considering.

The two-story, four-bedroom home at 1511 Biltmore Lane, Squirrel Hill, will be open for tours until mid-May. That's when its new owners, who paid \$675,000 for it, close on the property.

The Alcott is one of five village home models and its base price is \$574,000.

The baseline version will not have a bonus room or bath, crown molding throughout the first floor, built-in shelves in the living room, tankless water heater, brick garage and sound system. Buyers can customize the interiors.

The builders, S. Murray Rust III and his son, Mark, looked at other Traditional Neighborhood Developments such as Celebration in Orlando, Fla., and Kentlands in Gaithersburg, Md., before embarking on Summerset about 10 years ago. Their company, Montgomery & Rust, Inc., also built properties at The Village at Washington's Landing in partnership with the Rubinoff Co.

At Summerset, the two companies are partners in construction of estates, villages and townhomes. Additional partners in Montgomery & Rust are Donald Montgomery and Greg Green.

Like Celebration and Kentlands, Summerset was conceived as an alternative to the sprawl of cul de sacs and endless traffic prevalent in American suburbs and exurbs. From Summerset, motorists can reach the Waterfront and Downtown without going through the Squirrel Hill Tunnels.

Summerset's amenities include sidewalks, streetlights and a community center with a large meeting room, fireplace, catering kitchen and fitness center. There's also a picnic pavilion, outdoor swimming pool and half basketball court. The business district in Squirrel Hill is a five-minute drive and Downtown, depending on the time of day, is a 10- or 15-minute trip.

Frick Park is nearby and many residents of Summerset own dogs, which is why there are plenty of baggie dispensers and trash cans throughout the neighborhood, Murray Rust said.

From the central hall of the upgraded Alcott model, visitors step into an inviting, light-filled living room with a gas fireplace framed by built-in bookshelves, crown molding and a white mantel.

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Direct. Find Out How. Beautify Your Home and Office.
On the other side of the central hall is a dining room, a kitchen and a breakfast room. The dining room is bright and airy, with a round table and chairs. The kitchen is modern and functional, with a granite countertop and stainless steel appliances. The breakfast room is a bright and sunny space, with a table and chairs. The dining room is bright and airy, with a round table and chairs. The kitchen is modern and functional, with a granite countertop and stainless steel appliances. The breakfast room is a bright and sunny space, with a table and chairs.

Four bedrooms are standard in the Alcott. In this model, a bonus room features a skylight, angled ceilings, 450 square feet of space and a full bath.

This area could be a comfortable man cave but it also would work as a separate living area for a parent or anyone else who can climb a short staircase.

The three bedrooms on the second floor measure 18 by 14 feet, 17 by 14 feet and 11 by 10 feet. The first-floor master suite features side-by-side walk-in closets, separate sinks in the bathroom, a glass-enclosed shower with ceramic tile and large jetted tub with Kohler fixtures.

Other amenities include the first-floor laundry, eat-in kitchen with cherry cabinets, quartz countertops and stainless-steel GE Profile appliances.

Off the kitchen is an outdoor patio with a gas line for a grill.

The Alcott model offers a three-zone heating and air-conditioning system. There are separate temperature controls -- one for the bonus room, another for the second floor and a third for the first floor and basement.

"If you're not using a room, you don't need to condition it," Mr. Rust said.

The basement, which can be finished, features a generous crawl space that has air circulation to prevent the growth of mold.

On one wall is a cabinet that contains all the wiring for the standard security system, telephone, cable, computer and a sound system, which is optional.

Summerset owners don't have back yards but they do have the option of adding a bonus room or carriage apartment.

Some buyers have created a separate entrance for the carriage apartment, Murray Rust said.

To schedule a tour of the Alcott Village model in Summerset at Frick Park, call Realtor Melissa Reich at 412-420-0120 or go to www.summersetatfrickpark.com and www.montgomeryrust.com.

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