

A Commitment to Quality: Recent Improvements & Key Features

Welcome to 600 Victoria Lane. The sellers have taken immense pride in meticulously maintaining and thoughtfully upgrading this beautiful home. This document highlights the numerous recent improvements made to provide the next owner with modern comfort, efficiency, and true peace of mind.

Major Mechanical & Structural Updates

- **Complete Roof Replacement** (2025)
- **High-Efficiency HVAC System** (2022)
- **New Hot Water Heater** (2022)

Exterior & Window Enhancements

- **New Front Door & Surrounding Windows** for enhanced curb appeal and efficiency.
- **New Windows in the Primary Suite**
- **New Top Window on the Rear of the Home**

Interior Design & Custom Finishes

- **Complete Mudroom Renovation** for superior organization and style.
- **New Flooring in the Family Room**
- **New in the Home Office**
- **Custom-Built Ins in the Lower Level**, adding character and storage.
- **Whole-House Custom Window Treatments** included.
- **New Butler's Pantry with Island and Storage**

Modern System & Appliance Upgrades

- **New Upgraded Stainless Steel Appliances** in the gourmet kitchen.
- **Comprehensive Interior & Exterior Lighting Upgrade**, enhancing ambiance and security.

This home represents a rare opportunity to own a truly move-in-ready property of exceptional quality in the top-rated North Allegheny School District.