HATFIELD ROW

LAWRENCEVILLE LIVING REDEFINED.

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Our Team

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• **PAM D’ELLASANDRO**, Coldwell Banker
Lot @ 4820 Hatfield
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History

- Map is circa 1923

- Circa 1890, 6 single family row house until fire several years ago
Noteworthy Features
• 3 Bed/ 3.5 Bath
• Luxury Finishes
• Inset Entry Alcove
• Façade elements: Brick, Stone Trim, Window Guards, Cornice
We heard You!
4 Unit Alternate Plan w/ Setbacks

BLACKBERRY WAY – 25’
(Formerly Blackberry Alley)

HATFIELD STREET – 50’
In case of fire or other emergency, setback will now be there for egress. Note this will not be a shared walkway, and belong to the end unit owner(s).
No Conjoining Construction

3 ft wide setbacks on either side
Less Curb Cuts

4 instead of 5
Less People & Cars on the Block

Keep in mind each unit has integrated parking
Improved Storm Water Management

• New development will accommodate storm water and manage overflow much more efficiently than vacant land is now with an engineered system
The larger units in the 4 unit plan will carry a much higher price than the 5

Affordability for first time home buyers, which is a big push for the city now
Noteworthy Features
- Standard 2\textsuperscript{nd} floor raised deck
- Stylish Finishes
Design

ROOFTOP DECK
Design

GREAT ROOM
Design

MASTER BEDROOM
Construction Timeline

- Hoping to break ground in 2017
- Construction likely to extend well into 2018
- Exact strategy still being developed as to what would be built in each phase
Methods under consideration of keeping folks informed of construction developments

- Phone # of designated liaison for questions
- Website forum posting of some kind for announcements
THANK YOU!