

# The Horizon at Brush Valley



**NOW SELLING**

Welcome to The Horizon at Brush Valley, a scenic new single-family home community in Centre County, PA. Just outside Centre Hall, this peaceful retreat offers stunning landscapes and the perfect balance of rural beauty and urban access.

Minutes from State College, you'll enjoy easy access to events, shopping, and dining, plus outdoor adventures at Bald Eagle State Park. Sip local wine at Mount Nittany Winery, explore Penn's Cave, or hit the slopes at Tussey Mountain.

Stroll the Penn State Arboretum, visit the Columbus Chapel & Boal Mansion Museum, or enjoy farm-fresh flavors at Tait Farm Foods and Centre Hall Farm Store.

The Horizon at Brush Valley blends serenity and accessibility—where cherished memories and lasting stories begin.

**Single Family Homes  
Priced From the \$400s**



3-6  
**Beds**



2 - 4  
**Baths**



2 - Car  
**Garage**



1,662 - 4,226  
**Sq. Ft.**

## **Penns Valley Area School District**

Centre Hall Elementary School  
Penns Valley Intermediate School  
Penns Valley Jr./Sr. High School

## **Sales Office Hours**

By Appointment: Wednesday - Saturday  
10:00 am - 5:00 pm | Closed Sundays,  
Mondays, and Tuesdays



**Have Questions? Ask...**  
**KELLY**

(484) 772-2693 / [bhmarketing@berkshomes.com](mailto:bhmarketing@berkshomes.com)



# The Horizon at Brush Valley

IMAGE NOT  
AVAILABLE

**FROM \$409,990**

## Abbey

Available In 6 Communities

3 Beds 2 - 3.5 Baths  
1,662 - 2,476 Sq. Ft.

IMAGE NOT  
AVAILABLE

**FROM \$449,990**

## Beacon Pointe

Available In 6 Communities

4 Beds 2.5 - 4 Baths  
2,772 - 3,637 Sq. Ft.

IMAGE NOT  
AVAILABLE

**FROM \$419,990**

## Black Cherry

Available In 6 Communities

4 Beds 2.5 - 4 Baths  
2,362 - 3,125 Sq. Ft.

IMAGE NOT  
AVAILABLE

**FROM \$429,990**

## Blue Ridge

Available In 8 Communities

4 - 5 Beds 2.5 - 4 Baths  
2,420 - 3,300 Sq. Ft.

IMAGE NOT  
AVAILABLE

**FROM \$467,990**

## Copper Beech

Available In 6 Communities

4 - 6 Beds 2.5 - 4 Baths  
2,920 - 4,226 Sq. Ft.

IMAGE NOT  
AVAILABLE

**FROM \$434,990**

## Juliet

Available In 3 Communities

3 Beds 2 - 3.5 Baths  
1,900 - 2,726 Sq. Ft.



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# The Horizon at Brush Valley



**FROM \$404,990**

## White Oak

Available In 5 Communities

4 Beds 2.5 - 4 Baths

2,104 - 2,658 Sq. Ft.



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# The Horizon at Brush Valley



**127 Buckwheat Way LOT  
80**

Centre Hall, PA 16828

Community

**The Horizon at Brush Valley**

**4 Beds 2 Baths 1 Half Bath**

**3,006 Sq Ft 2 Car Garage**



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# BERKS HOMES 10-YEAR WARRANTY



At Berks Homes, we are proud to offer our buyers the best protection for their new home. Beyond knowing your home was built with Berks Homes quality and care, our limited **10-year Warranty** follows the National Association of Home Builders (NAHB) guidelines and delivers peace of mind that you are covered should any issues arise during the limited terms of the warranty.

We know a new home is one of the largest purchases you will make in life and we don't take that lightly. By offering this warranty, we are promising to stand behind our construction, behind your home, and most importantly, behind you on your home ownership journey. **Your story starts here with Berks Homes!**

3335 MORGANTOWN RD  
MOHNTON, PA 19540

[berkshomes.com](http://berkshomes.com)

1-877-856-6267 EXT. 4



## YEAR 1 FULL COVERAGE

- Lot Grading & Drainage*
- Masonry & Concrete*
- Plumbing*
- Electrical*
- Flooring and Covering*
- Carpentry*
- Interior Walls & Trim*
- Roofing*
- Siding & Caulking*
- Cabinets & Countertops*
- Windows & Doors*
- Insulation*
- Cooling & Heating*
- Chimneys & Fireplaces*

## YEARS 2-10 STRUCTURAL COVERAGE

- Columns*
- Bearing Walls & Partitions*
- Floor Systems (Structural Slabs, Joists & Trusses Only)*
- Roof Framing Members & Systems (Rafters & Trusses Only)*
- Foundation Systems & Footings*
- Load Bearing Beams*
- Girders*





# SELECTION GALLERY



## Tour our expansive State College Selection Gallery!

Get acquainted with our wide array of choices to personalize your home.

2607 E College Ave, State College, PA 16801

BY APPOINTMENT ONLY

MONDAY-FRIDAY 9 AM - 4 PM (Prospective Buyers)

2ND SATURDAY 9 AM - 2 PM (Buyers)

I look forward to seeing you!



**ALIYAH LABRIOLA**  
*Selection Gallery Consultant*

877-856-6267 x 13  
selectiongallery@berkshomes.com

**BERKS  
HOMES**

since 1973

# GET A \$500 CREDIT!

## Towards Settlement Costs\*



*Get a \$500 credit towards Settlement Costs from Berks Homes when you settle with Berks Settlement Services, LLC.*

**BERKS**  
settlement services LLC

**Jolene M. George**  
Settlement Officer

[jolene@berkssettlement.com](mailto:jolene@berkssettlement.com)

**Donny Sienkiewicz**  
Processor

[donny@berkssettlement.com](mailto:donny@berkssettlement.com)

Phone: 717.857.7772 | Fax: 717.618.3200

2 Lemoyne Dr, Suite 200, Lemoyne, PA 17043

\*To qualify for this offer, you must use Berks Settlement Services, LLC and sign the contract addendum. If you do not settle with Berks Settlement Services, LLC, no credit will be provided. The credit is not transferable. Berks Settlement Services, LLC is a preferred partner of Berks Homes.





# FINANCIAL RESOURCE PARTNERS

*enjoy a*  
**\$2,500**  
**BONUS**

*when you buy a new Berks Home  
and use a preferred financial partner  
& Berks Settlement Services, LLC*

## EXPLORE FINANCING

At Berks Homes, we are committed to making your home buying experience as smooth and convenient as possible. Finding the right financing can be a challenge, so we have partnered with trusted financial partners who specialize in assisting Berks Homes homebuyers. These professionals have in-depth knowledge of our process, timelines, and financing options to help you secure the best solution for your new home.



[berkshomes.com/financial-resources](http://berkshomes.com/financial-resources)

Lender credit availability varies by program. Terms subject to lender discretion. Borrowers should confirm eligibility with their lender. To qualify, buyers must secure a mortgage through a Berks Homes Financial Resource Partner and use Berks Settlement Services, LLC. Prices and offers subject to change without notice.



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