Welcome to Montgomery Ridge!

www.montridge.net

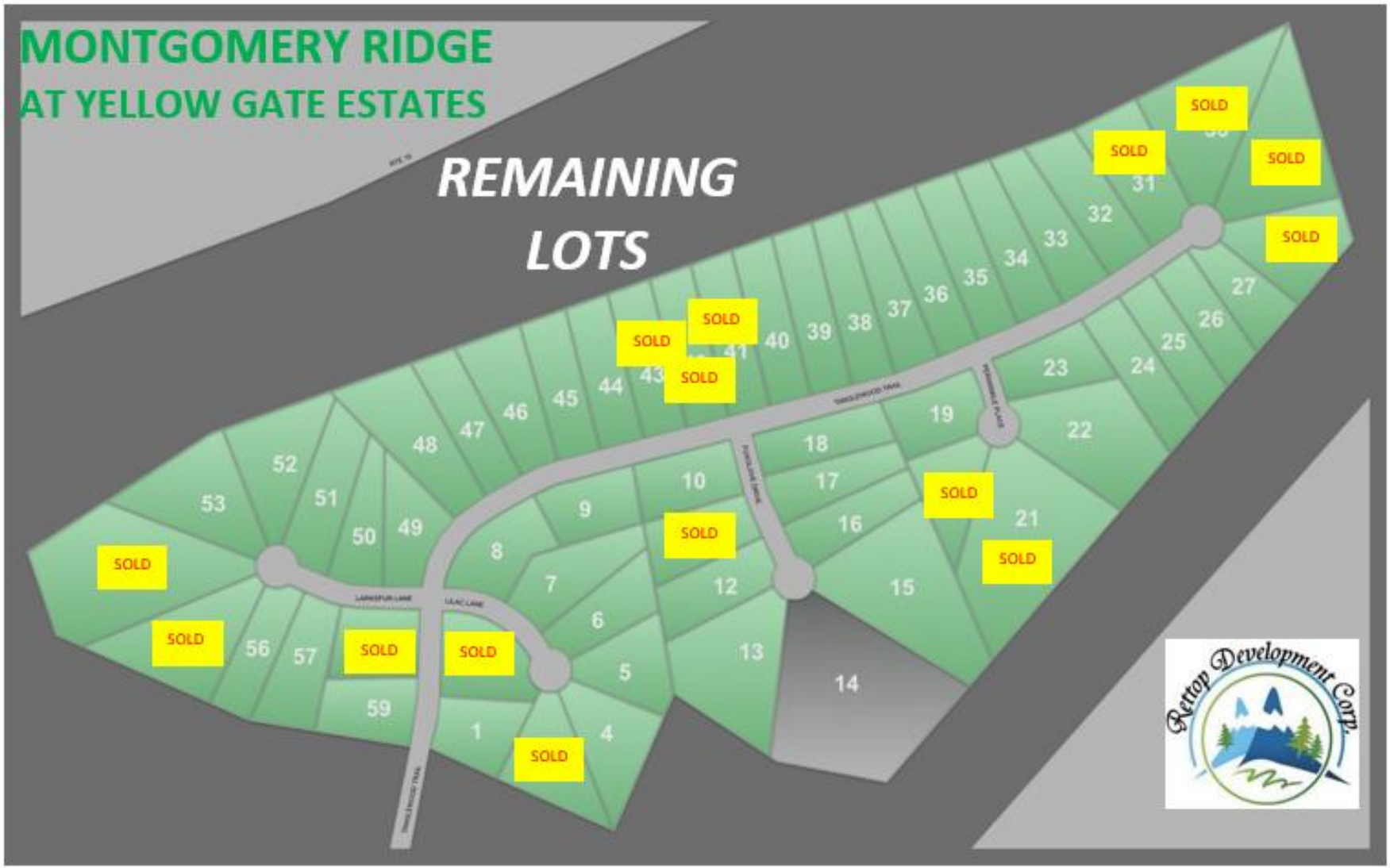
Contact Information: Butch – 724-462-4924, Ron - 412-974-2669

Open the gates to your own serene setting located in Potter Township, Beaver County; Montgomery Ridge at Yellow Gate Estates is in close proximity to… ***Everywhere!***

- Relaxing country charm without sacrificing convenience.
  4 miles from I-376, 20 minutes from the Pittsburgh International Airport and a short commute from Downtown Pittsburgh.
- Central Valley School District
- Bring your own builder
- City water, gas, electric, cable TV and high-speed Internet
- Small Flow Treatment Facility – No Sand Mounds!
- No fee for Garbage – provided by Potter Township
- Low local taxes
- No HOA

Lot	Acres	Address	Lot Price
1	0.75	100 Tanglewood Trail	$115,000.00
4	1.07	202 Lilac Lane	$120,000.00
5/6	1.8	204 Lilac Lane	$130,000.00
7/8	1.77	200 Tanglewood Trail	$135,000.00
9	0.75	208 Tanglewood Trail	$105,000.00
10	0.75	212 Tanglewood Trail	$105,000.00
12	0.75	104 Foxglove Drive	$80,000.00
13	1.37	200 Foxglove Drive	$80,000.00
15	2.09	204 Foxglove Drive	$80,000.00
16	0.75	105 Foxglove Drive	$80,000.00
17/18	1.5	103 Foxglove Drive	$105,000.00
19	0.75	310 Tanglewood Trail	$100,000.00
22/23	2.33	106 Periwinkle Place	$145,000.00
24/25	1.65	404 Tanglewood Trail	$145,000.00
26/27	1.5	408 Tanglewood Trail	$145,000.00
32	0.75	407 Tanglewood Trail	$120,000.00
33	0.75	405 Tanglewood Trail	$120,000.00

Lot	Acres	Address	Lot Price
34	0.75	403 Tanglewood Trail	$130,000.00
35	0.75	401 Tanglewood Trail	$130,000.00
36	0.76	313 Tanglewood Trail	$120,000.00
37	0.75	311 Tanglewood Trail	$120,000.00
38	0.75	307 Tanglewood Trail	$120,000.00
39	0.76	305 Tanglewood Trail	$120,000.00
40	0.75	303 Tanglewood Trail	$135,000.00
44	0.75	211 Tanglewood Trail	$135,000.00
45	0.75	209 Tanglewood Trail	$115,000.00
46	0.86	207 Tanglewood Trail	$95,000.00
47	0.77	205 Tanglewood Trail	$95,000.00
48	1.14	203 Tanglewood Trail	$90,000.00
49	0.75	201 Tanglewood Trail	$115,000.00
50	0.79	102 Larkspur Lane	$130,000.00
51/52/53	3.22	200 Larkspur Lane	$130,000.00
56	0.75	210 Larkspur Lane	$105,000.00
57	0.86	103 Larkspur Lane	$105,000.00
59	0.75	101 Tanglewood Trail	$115,000.00



FOR MORE INFORMATION OR TO SCHEDULE A MEETING CALL/TEXT:

Butch - 724-462-4924

Ron - 412-974-2669