

Deerfield Management Group, Inc. a fifth generation real estate firm. Since 1890, our family has lived, worked and improved people's lives by creating developments like Hickory Hills Apartments.

Hickory Hills Apartments, located in McCandless Township features many distinctive floorplans amid beautifully landscaped grounds.

Conveniently located near I-79, I-279 and the Pennsylvania Turnpike, residents have easy access to downtown Pittsburgh.

The neighborhood is located just minutes from UPMC Passavant Hospital, the north hills branch of Children's Hospital as well as a number of general and specialized medical practitioners in Wexford and along McKnight Road.

These attractive grounds are situated between the popular McCandless Crossing and the limitless shopping districts of Wexford and Cranberry. Hickory Hills is a family-friendly community located amidst endless dining and after hours events.

Hickory Hills residents are served by the excellent North Allegheny School System; consistently ranked as one of the nation's ten best public schools.



Award-winning state-of-the-art medical facilities nearby.



Easy access to an enjoyable variety of entertainment, shopping and dining choices.



Stunning, 3000+ acres at nearby North Park featuring a 65-acre lake with fishing and kayaking.

OFFICE HOURS

Monday ~ Friday: 8:30 am - 5 pm

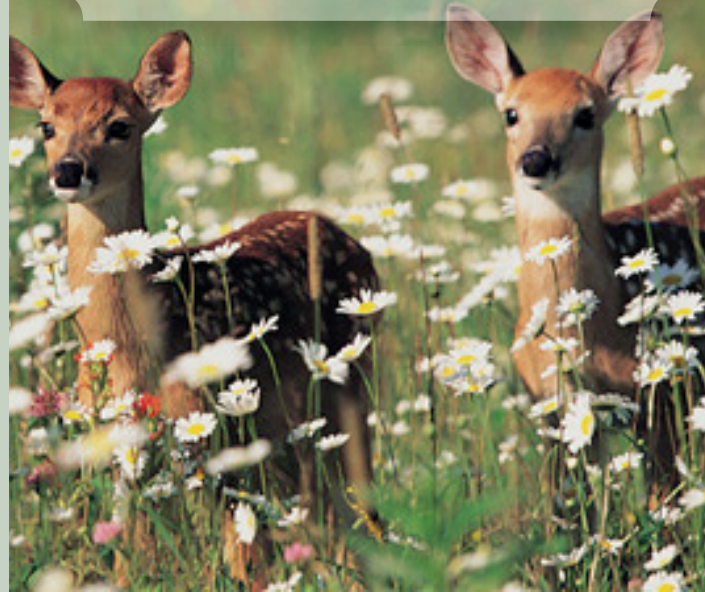
Saturday: 9 am - 5 pm

Sunday: 11 am - 5 pm

DIRECTIONS

From Pittsburgh follow I-279 North. Exit at McKnight Road, pass Ross Park Mall and continue past Blazer Drive.

At next light make a sharp right onto Pine Creek Road/Rinaman Road. Take the second Hickory Hills entrance on right. Proceed to top of hill. Rental Office is on the right.



COME FOR THE NATURAL SETTING.
STAY FOR THE LIFESTYLE!



OVER 100 YEARS OF
MANAGEMENT EXCELLENCE



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STAY FOR THE LIFESTYLE!

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A UNIQUE RETREAT, CELEBRATING
THE BOUNTY OF NATURE WITH
STATE-OF-THE-ART AMENITIES

FEATURES, SERVICES & AMENITIES

At Hickory Hills, you come first.

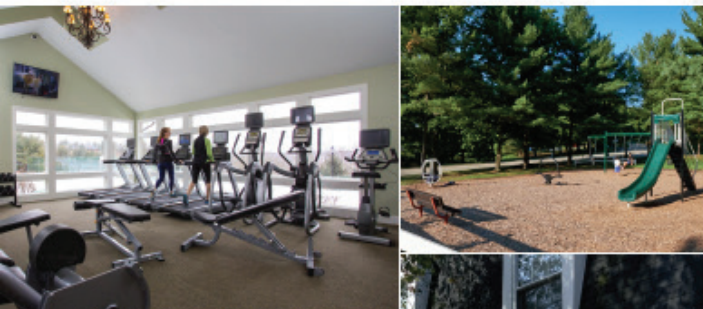
You will feel at home from your very first visit and every day after in your new apartment. Hickory Hills boasts an on-site staff to ensure that all of your needs are met at a high standard of excellence.

The Hickory Hills maintenance staff is highly trained and professional. Any request that you may have will be taken care of promptly.

You will be proud to have your family and friends visit you at your new home at Hickory Hills.

- Newly Renovated 24 Hour Fitness Center
- New Playground
- Cathedral Ceilings and Skylights*
- Fully Equipped Kitchens
- Washer and Dryer*
- Energy Efficient Gas Heat and Central Air
- Wall-to-wall Carpeting
- Window Treatments
- Fireplaces*
- Patios and Balconies
- Thermopane windows
- 24-hour Emergency Service
- Intercom System
- Pool and Sundeck
- Minutes to Shopping, Schools and Downtown
- Cats Welcome
- Guest Suite Available
- Washer and Dryer in Townhomes
- 2&3 Bedroom Townhomes with Integral Garages

* selected units



Location



Maintenance staff on call.

Surrounding Community Amenities Go Unmatched!

One Bedroom/One Bath (All On Lower Level)

| | | |
|------------|--|-----------------|
| 650 SQ.FT. | Lower Level, no Patio | \$915—\$965 |
| | Lower Level, Front to Back with Patio | \$960—\$1,010 |
| | Private Entry, with Patio | \$880—\$930 |
| | Private Entry, with Patio and Fireplace | \$905—\$955 |
| | Lower Level, No Patio, includes Gas, Water, & Sewage | \$1,015—\$1,065 |

Two Bedrooms/One Bath or One and One-Half Baths

| | | |
|------------|--|-----------------|
| 950 SQ.FT. | Lower Level, with Enclosed Patio | \$955—\$1,005 |
| | Lower Level, with Patio | \$1,030—\$1,080 |
| | Entry or Upper Level, no Balcony | \$1,040—\$1,090 |
| | Entry or Upper Level, with Balcony | \$1,070—\$1,120 |
| | Front to Back, One Bath, no Deck | \$1,080—\$1,130 |
| | Front to Back, One Bath, with Deck | \$1,090—\$1,140 |
| | Front Enclosed Porch, Entry Level | \$1,090—\$1,140 |
| | Skylights and Cathedral Ceilings, with Balcony | \$1,100—\$1,150 |

Two Bedroom Townhome/One and One-Half Baths

W/D INCLUDED

| | | |
|--------------|---|-----------------|
| 1,550 SQ.FT. | Two Bedroom Townhome with Garage | \$1,650—\$1,720 |
| | Two Bedroom Townhome with Game Room and Fireplace | \$1,665—\$1,735 |

Three Bedroom Townhome/Two and One-Half Baths

W/D INCLUDED

| | | |
|--------------|------------------------------------|-----------------|
| 1,250 SQ.FT. | Three Bedroom Townhome | |
| | without Garage or Game Room | \$1,580—\$1,665 |
| 1,850 SQ.FT. | Three Bedroom Townhome | |
| | with Garage or Game Room | \$1,845—\$1,915 |

IF APARTMENT INCLUDES STACK WASHER & DRYER ADD \$60

Application fee

\$35 per applicant (non-refundable)

Deposit to hold an apartment

\$100 (refundable if cancellation is within 72 hrs)

Security deposit

Equal to one month's rent

RESIDENT RESPONSIBILITY:

Electric, gas, water/sewage, cable, internet and telephone

RESPONSIBLE CAT OWNERS WELCOME

\$350 pet deposit (non-refundable)

Notes:

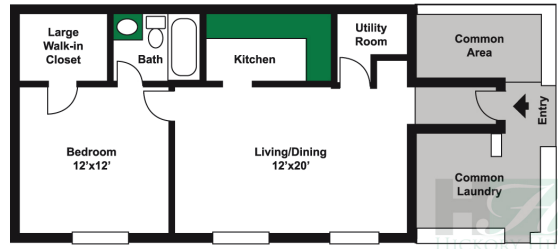
- Cats only—\$30 per cat monthly (limit 2 cats)
- Stack washer/dryer in select apartments (\$60)
- Prices are subject to change without notice



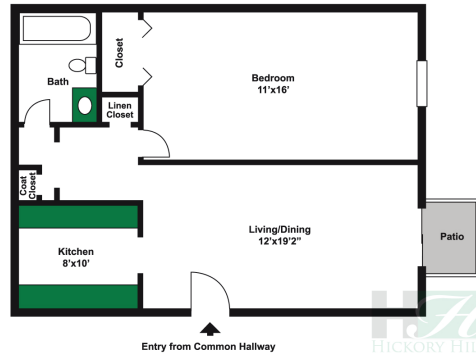
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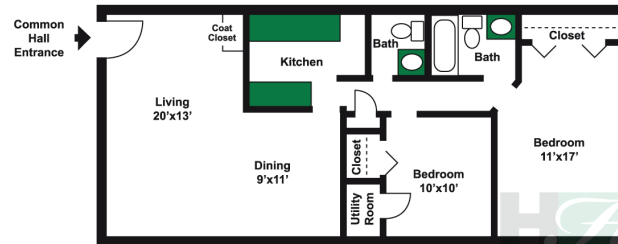
650 Sq. Ft. 1 Bedroom 1 Bath Apartment



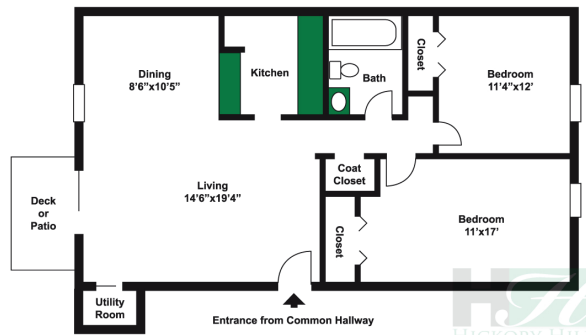
650 Sq. Ft. 1 Bedroom 1 Bath Apartment with Patio



950 Sq. Ft. 2 Bedroom - 1 1/2 Bath Apartment



950 Sq. Ft. 'Front-to-back' 2 Bedroom - 1 Bath Apartment with Patio or Deck



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OFFERING
ONE & TWO BEDROOM APARTMENTS
&
TWO & THREE BEDROOM TOWNHOMES

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HICKORY HILLS AND
SEE WHAT A DIFFERENCE
THE PERFECT SETTING
CAN MAKE!



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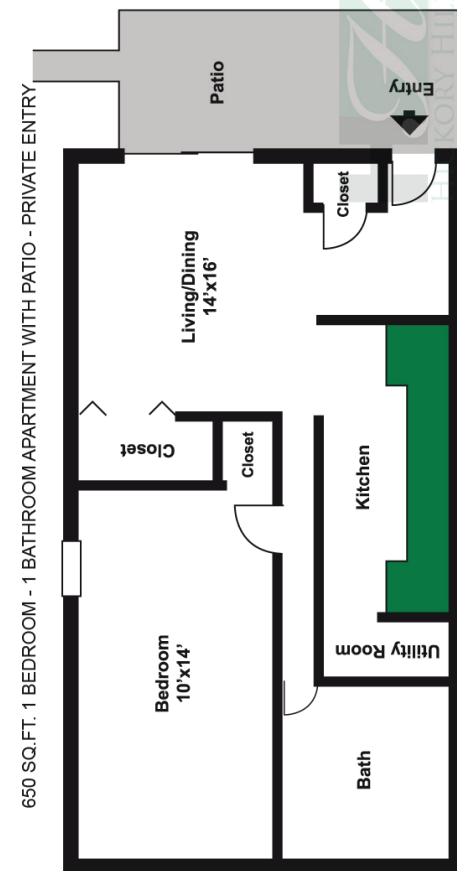
1550 Sq. Ft. 2 Bedroom Townhome with Gameroom & Fireplace



1850 Sq. Ft. 3 Bedroom Townhome with Garage or Gameroom



PRIVATE ENTRY



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Renderings are subject to errors, omissions or changes and may be withdrawn without notice.