



*Five Bedroom Bed & Breakfast For Sale*

*The Mansion*  
AT MAPLE HEIGHTS

5516 MAPLE HEIGHTS ROAD | PITTSBURGH, PA 15232

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## THEN: THE GRANDEUR OF 1903

THE MANSION AT MAPLE HEIGHTS is a turn of the century English Manor Home, built in 1903 for Ted Berger, a prominent Pittsburgh businessman.

The interior of the home was detailed with the finest of dark oak paneling and hard wood floors. The library, foyer and landing of the grand master staircase are stunning with leaded glass and stained glass windows which illuminate this spectacular space with light. The large living room was used as a music room and is adorned with regal crown molding and an ornate limestone fireplace. The dining room has many period details including a cleverly hidden speakeasy that was used to hide liquor during Prohibition.

## NOW: A GRAND DAME REBORN

In all its splendor, THE MANSION AT MAPLE HEIGHTS is reborn as Pittsburgh's newest and most sophisticated event rental facility and bed & breakfast. The warmth of its original magnificence remains – enhanced only by brilliant chandeliers that provide a stunning backdrop for affairs big and small.

Kick back with a martini in the library, experience Pittsburgh with the comforts of home, add a historic twist to corporate retreats. THE MANSION AT MAPLE HEIGHTS is the Grand Dame of the Pittsburgh event scene – with a first-rate production team that can make any of your dreams or ideas come to life.



## PROPERTY SPECIFICS

ADDRESS	5516 Maple Heights Road Pittsburgh PA 15232 - Ward 14
LOT & BLOCK	85-E-143
ZONING	R2-L - Residential Two-Unit; Low Density The current use as a bed and breakfast facility is a legal, non-conforming use
YEAR BUILT	1903
LOT SIZE	0.8081 acres
BUILDING SIZE	9,000 SF
ROOMS	Five (5) Guest Bedrooms with Bathrooms Guest dining, meeting rooms & lounge areas Large brick patio
SALE PRICE	\$1,995,000



# LOCATION & DEMOGRAPHICS

## NEIGHBORHOOD

The Mansion at Maple Heights is a hidden gem in the heart of one of Pittsburgh, Pennsylvania’s most beautiful and affluent neighborhoods – Shadyside. The Mansion is nestled at the end of a cul-de-sac, so it is quiet and secluded while still being close to the city and all of the wonderful amenities it has to offer. Walking distance from The Mansion you’ll find The Walnut Street Shopping District: Over 144 shops and restaurants encompass Pittsburgh’s premier shopping and dining district.

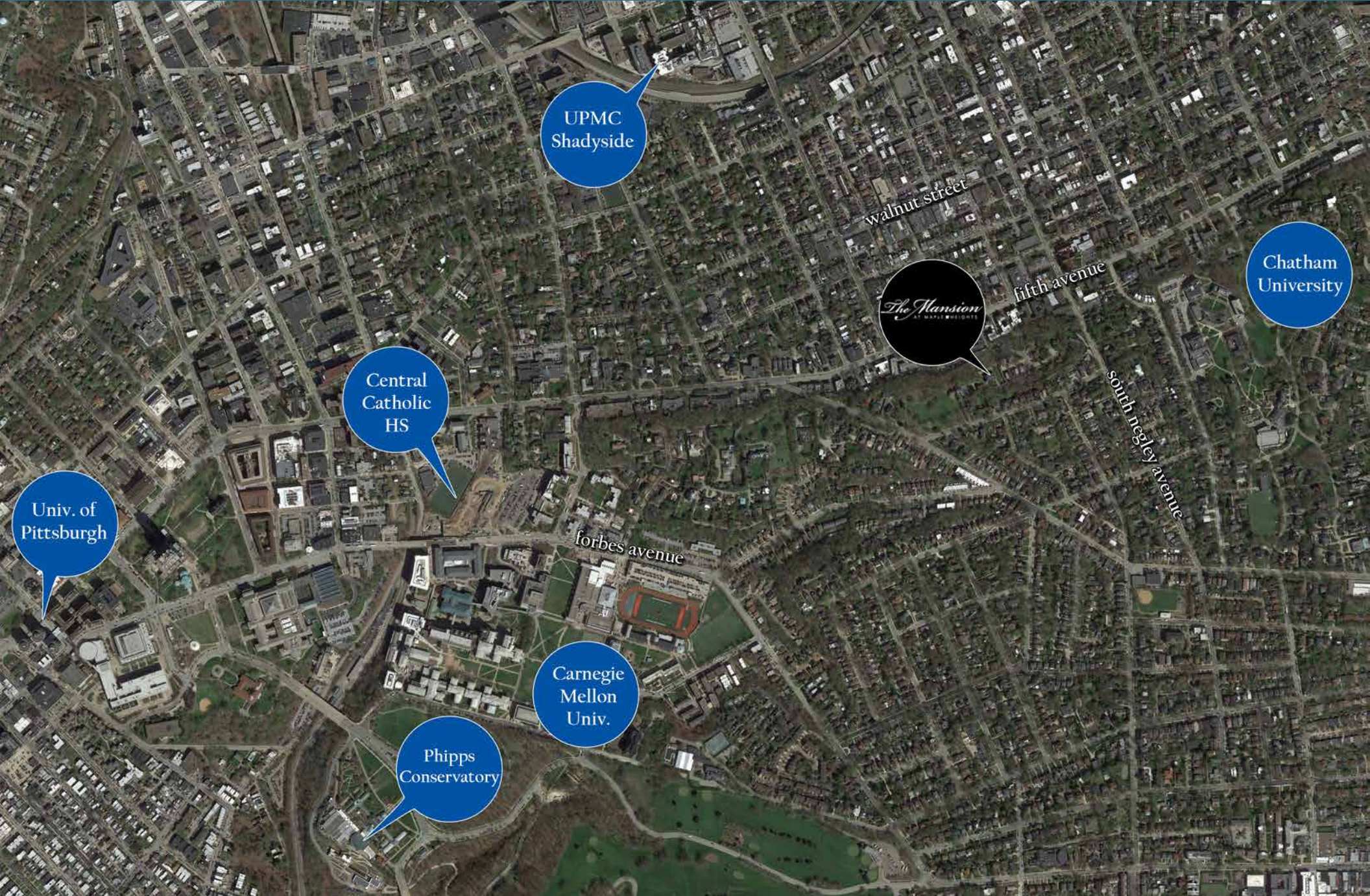
The area is central to Carnegie Mellon University, Chatham University, Walnut Street, Winchester Thurston School, Central Catholic High School. This neighborhood is one of Pittsburgh’s most popular due to its variety of ethnic restaurants, deli’s, bakeries, landmark taverns as well as chic new eateries, trendy boutiques, and upscale shops. Frick and Schenley Park border Squirrel Hill / Shadyside offering residents a wide range of recreational activities. Homes in the area range from high-rise apartments to sprawling brick mansions.

## DEMOGRAPHICS

	0.5 mile	0.75 mile	1 mile
Population	9,493	22,275	35,146
Households	4,609	9,942	16,923
Median HH Income	\$70,306	\$65,866	\$59,701
Ave HH Income	\$116,081	\$110,817	\$104,795



NEIGHBORHOOD MAP



# The Mansion

AT MAPLE HEIGHTS

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