

HOWARD HANNA
REAL ESTATE SERVICES

LA BELLE VIE

A CURATED ESTATE

1445 PLEASANT HILL ROAD
WEXFORD, PA 15090

The Art of Living Beautifully

Commanding the highest point of 27 private acres in one of the most sought-after neighborhoods north of Pittsburgh, and located within the highly regarded North Allegheny School District, this 12,000+ square-foot estate represents an entirely new standard of luxury living. Truly a Trophy property with six bedrooms, eight-and-one-half bathrooms, eight heated garage spaces, a separate carriage house and an exceptional pool complex, LA BELLE VIE is not only a home... It is a fully realized lifestyle.

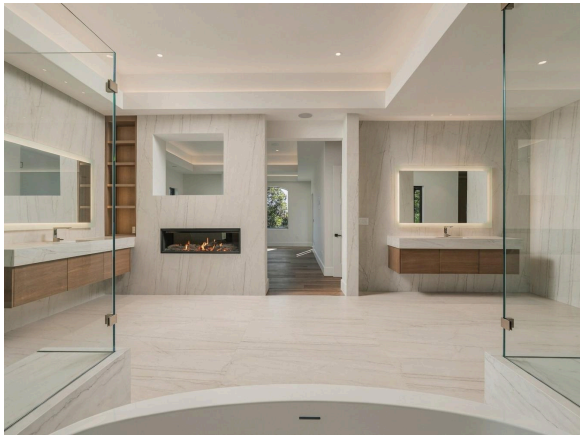
The experience begins along a half-mile private drive lined with mature pin oak trees. Three ponds, including two stocked for fishing, accentuate the landscape as the residence comes into view at the top of the hill, surrounded by magnificent south-facing vistas and complete privacy.











THE RESIDENCE

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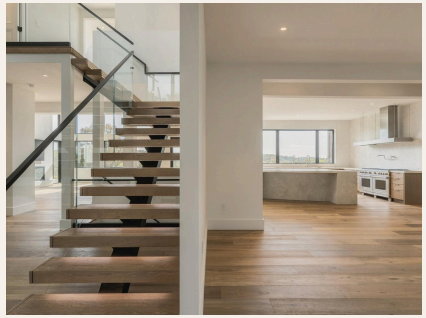
Originally constructed in 2008, the estate underwent a comprehensive two-year revitalization completed in August 2026. The home was taken completely to the studs and rebuilt without compromise. Nearly every aspect of the residence is brand-new, including the electrical and plumbing, Marvin windows and doors, lighting, flooring, bathrooms, kitchens, upgraded interior insulation, more than 100 feet of wraparound decking and integrated technology. A commercial-grade generator adds an essential layer of reliability and peace of mind.

The result is unmatched.

Clean architectural lines, expansive glass, natural white oak and an abundance of light create an atmosphere that feels simultaneously dramatic and calming. Every element is ultra-chic and exceptionally luxurious, yet nothing feels excessive or impractical. It is a home that functions beautifully while presenting itself as a work of art.









THE FINISHES

Equal parts culinary showpiece and extraordinary workspace.

Inside, a floating glass staircase rises beneath 20-foot ceilings, immediately establishing the home's striking sense of scale. The main living room is anchored by a monumental 20-foot Mendota fireplace clad in Dekton stone, complemented by floating white-oak shelving, a sculptural hearth and a custom bar finished with bronze mirror. Hidden Sonos and Triad audio provide immersive sound without interrupting the architecture.

The kitchen is equal parts culinary showpiece and extraordinary workspace. A 60-inch Wolf range, custom stainless-steel hood, Cove dishwasher and bespoke white-oak cabinetry surround a six-foot Galley workstation with dual faucets. Seven dedicated refrigeration units and carefully customized drawer storage ensure that everything has its place. An adjoining morning kitchen functions as a second complete culinary space with double Wolf ovens, additional refrigeration, warming drawers, another Galley sink and extensive custom cabinetry.







THE FINISHES

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THE RETREAT

A private sanctuary.

The newly created main-level primary suite is a private sanctuary. A double-sided fireplace connects the bedroom to one of the most extraordinary bathrooms ever designed in the Pittsburgh region. Picturesque windows frame the surrounding landscape, while a soaking tub, separate steam and rain showers, floating whiteoak vanities, oversized illuminated mirrors, floor-to-ceiling Dekton and heated floors create the feeling of a private wellness retreat. The California Closets dressing room includes integrated cabinetry, private laundry, an LG Styler and heated flooring.

Four additional en-suite bedrooms occupy the upper level, including two generously proportioned suites capable of serving as secondary primary bedrooms. A full laundry room with Speed Queen appliances, custom drying systems, cabinetry and a dedicated Galley sink adds another layer of thoughtful functionality.













THE POOL COMPLEX

The 600-square-foot pool house elevates the experience into a private resort.



THE RETREAT

Designed for effortless entertaining.

The walkout lower level was designed for effortless entertaining. A soundproofed theater, double-sided fireplace, full bathroom and expansive bar with Wolf and SubZero appliances open directly to the pool deck, allowing indoor and outdoor living to flow together naturally.

Outside, the 20-by-40-foot heated pool is surrounded by approximately 3,500 square feet of entertaining space, artificial turf, a Jacuzzi, firepit and dual fire bowls. A complete outdoor Dekton kitchen includes a Galley sink, built-in grill, burner and refrigeration.

The 600-square-foot pool house elevates the experience into a private resort. It features a custom Finnleo sauna, Thermasol steam shower, outdoor shower, radiant heated floors, dedicated bathroom facilities, refrigeration and space planned for a future cold plunge. Everything is positioned for easy access from the residence, making the transition from home to pool to wellness amenities completely effortless.

THE LAND

A private nature park.

A separately situated carriage house provides approximately 1,500 square feet of beautifully renovated living space with one bedroom, one bathroom and a full kitchen. Located above four of the eight radiant-heated garage spaces, which are equipped with commercial-sized doors, it is ideal for guests, extended stays, private staff or multigenerational living.

The grounds have been envisioned as a private nature park, combining mature trees with approximately 450 newly planted spruces, maples and Green Giants. With its sweeping acreage, ponds and pastoral setting, the property also offers the potential to become an exceptional equestrian estate. Alternatively, the land may be preserved entirely for the owner's private enjoyment, used to create a remarkable multigenerational family compound or, subject to applicable municipal approvals, subdivided for future development.

Despite its extraordinary privacy, LA BELLE VIE is only five minutes from I-79, providing an easy commute to either Downtown Pittsburgh or the airport.

Few properties offer this degree of architectural significance, privacy, acreage and flexibility—and none deliver it with such extraordinary attention to detail.



















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FOR MORE INFORMATION ON THIS LUXURY HOME, CONTACT:

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Equal Housing Opportunity. Information is deemed reliable but is not guaranteed.

All measurements, square footages and dimensions are approximate; actual may vary.