



FINE | LINE
HOMES

2021
PLAN GUIDE

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Baywood	18	Hartford	66	Richmond	15
Belmont	26	Hatteras	60	Roanoke	46
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Cumberland, Brookville, Belmont and Monterey photos © Guy Cali Associates

INTRODUCTION

Fine Line Homes is a family owned company that started building stick-built homes in Harrisburg, Pennsylvania in 1972.

We have grown to six regional offices serving the majority of Pennsylvania, the southern tier of New York, and the Triad region of North Carolina. All Fine Line Homes offices are full service, building on our land or yours, as well as providing an inventory of “Ready Now” new houses.

Our team has worked hard to develop a methodical home building approach that has been executed and improved upon systematically for more than 47 years. It’s a strategy that both exceeds building standards and meets our rigorous expectations, ultimately delivering a home that is built to last.

We hope you will enjoy the following pages that detail over 50 plans available to you. Each of them has an extensive list of available design customizations to suit your preferences and goals. We also took the liberty of showing you some of the most popular design upgrades – trends that we’re seeing across the industry, so that you can see what can be done.

Enjoy browsing through the possibilities!

FINE | LINE
H O M E S

CHOOSING A BUILDER

Your home represents one of the largest investments you will ever make. The selection of your builder is critical. Here are some things to consider.

REPUTATION.

A home builder may claim to be the best, but their reputation is earned among their customers as well as their suppliers and tradespeople. What do their clients and vendors have to say? Are they members of the Better Business Bureau? What is the consistency of their online reviews?

EXPERIENCE.

Experienced builders are in a better position to deliver consistent high quality. Long-standing relationships with the better suppliers and sub-contractors are one reason why. The financial security of an established builder means they will be there for their customers beyond the move-in date.

WRITTEN WARRANTIES.

Almost any product you purchase is backed by a written warranty in case something goes wrong. What, exactly, does a home builder's verbal warranty cover? With written warranties, you know what to expect. Beyond the first year warranty, do they offer long term coverage?

CLARITY.

In building a house, false assumptions can arise from poor communications. Look for builders who will review the building process and share this information in writing. The builder should provide regular client communication throughout the entire process.

YOUR HOME YOUR WAY.

Most builders offer little to no customization in their home plans. While an inflexible policy makes it easier for a home builder, you'll want to work with a builder who offers innovative home designs and will customize the plans and products to your preferences.

FAIR, TRANSPARENT PRICING.

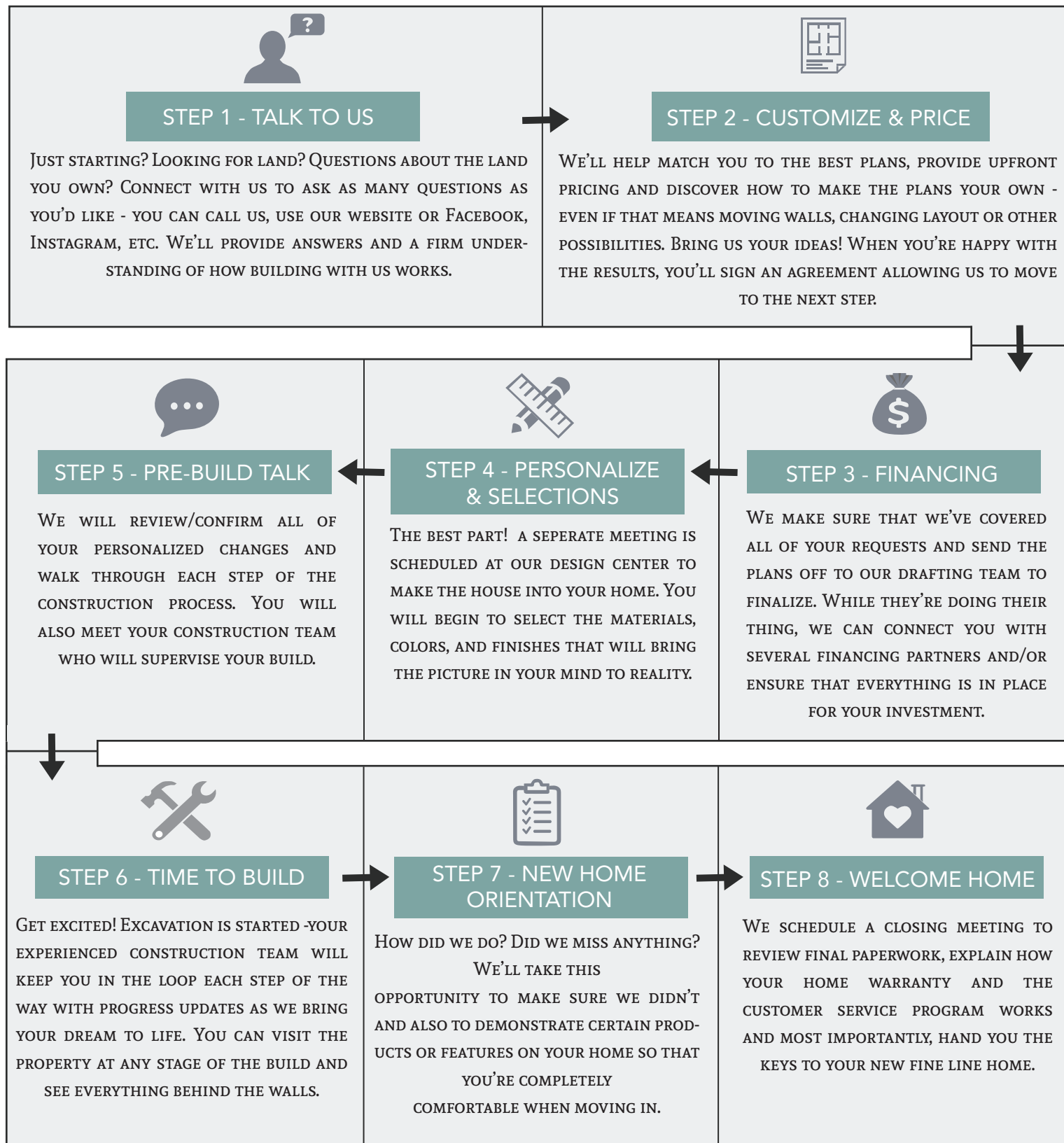
Choose a builder who can provide prompt, guaranteed pricing in writing. A home builder who has a design/product selections center makes it easy to understand what's included in the price quoted. Do not contract your new home with a builder who provides product "allowances" before you have visited each of the vendors to see just what those allowances can actually purchase.

LIABILITY INSURANCE.

Accidents happen. Make sure your builder has a liability insurance policy and that they insist every sub-contractor carry insurance for the construction of your home.

HOW DOES BUILDING WORK?

THE SIMPLE STEPS TO BUILDING WITH US



WHAT'S DIFFERENT ABOUT FINE LINE?

OUR TOP 5

one

BETTER BUILT

We are proud to include standards that many other builders consider upgrades. It's a tradition here at FLH – no compromises to the building products we put in your home.

two

BUILT ON-SITE

Our homes are stick-built meaning that we build on your site with specifications exceeding most builders and building code requirements. Walls or sections do not come pre-fabricated and shipped – we want to be able to fine-tune the build to your unique land situation.

three

STRONG WARRANTIES

In addition to our 1-year comprehensive warranty, our proven construction practices allow us to back our homes with a 10-year major structural warranty. We stand behind our work and value our customer's satisfaction.

four

EXPERIENCE

We've been building homes since 1972 which has given us the benefit of having many seasoned pros on our team. They've seen a lot and we've solved many unique building situations, each one adding to our portfolio of construction intelligence.

five

TRANSPARENCY

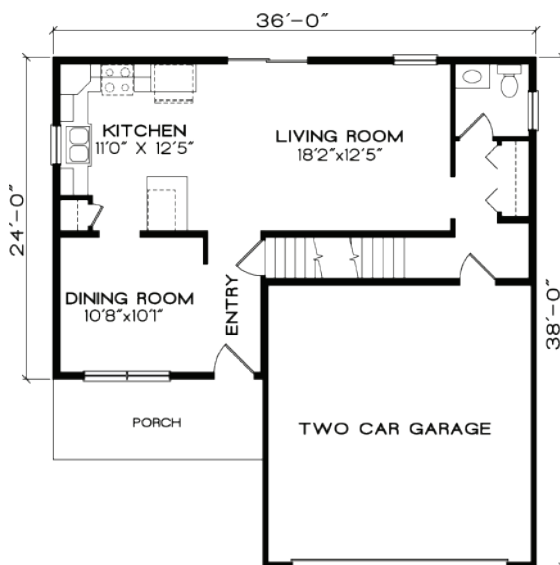
We're upfront about our pricing and we tend to give conservative estimates to be fair to you. Too often customers are trapped into misleading quotes that lowball the costs and can force a no-backing-out situation. We're not hiding from our numbers, you should know exactly what they are and what to expect.

TWO-STORY FLOOR PLANS

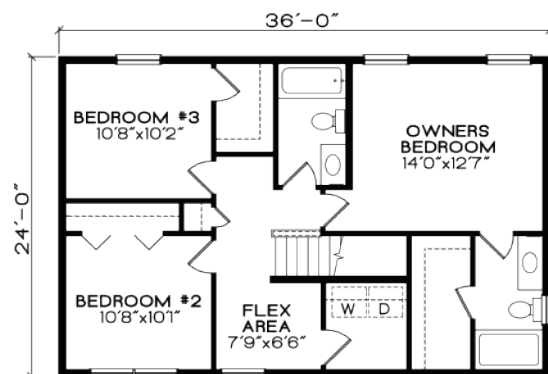


THE KIRKWOOD

1,588 SF 3 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



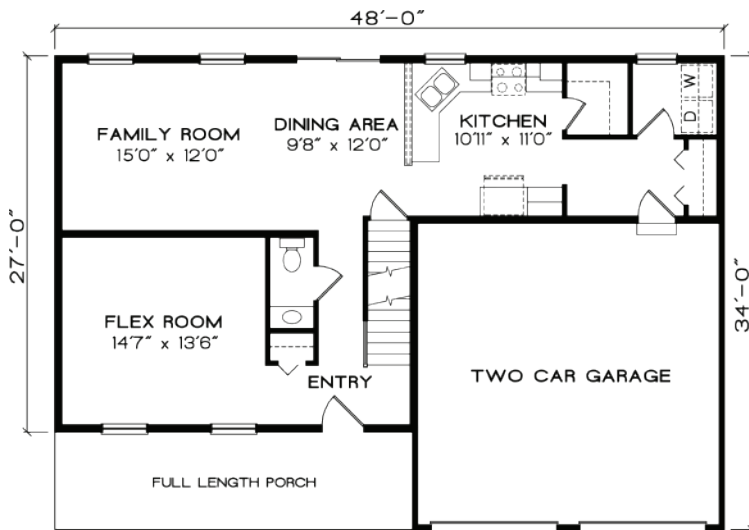
SECOND FLOOR

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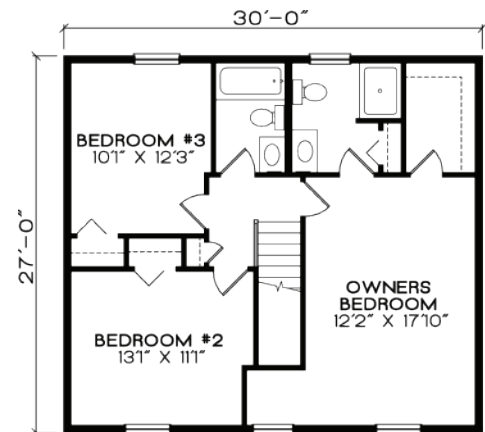
All square footages, floor plans and dimensions are approximate and are subject to change without notice. Plans are shown with options not included in the base pricing and are for illustrative purposes only. Construction drawings and purchase contracts will take precedence over artwork.

THE DEERFIELD

1,776 SF 3 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



SECOND FLOOR

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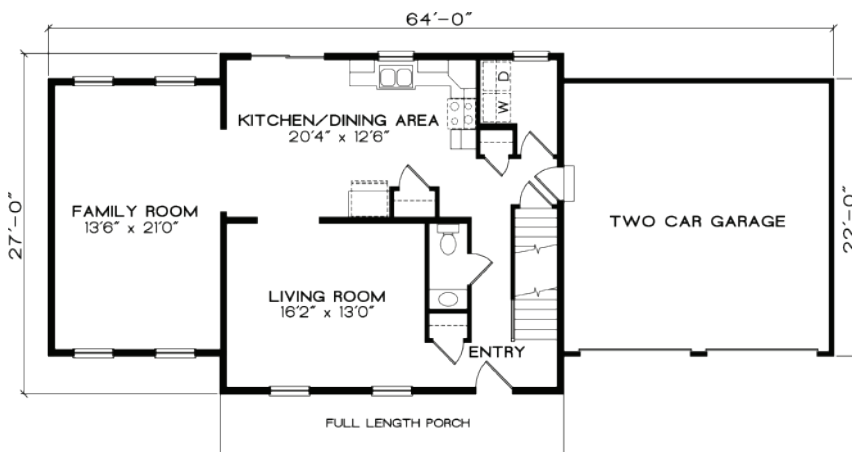
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THE GRANT

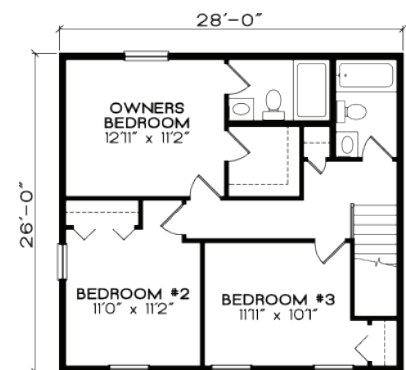
1,792 SF 3 BEDROOMS
2.5 BATHROOMS



ALTERNATE



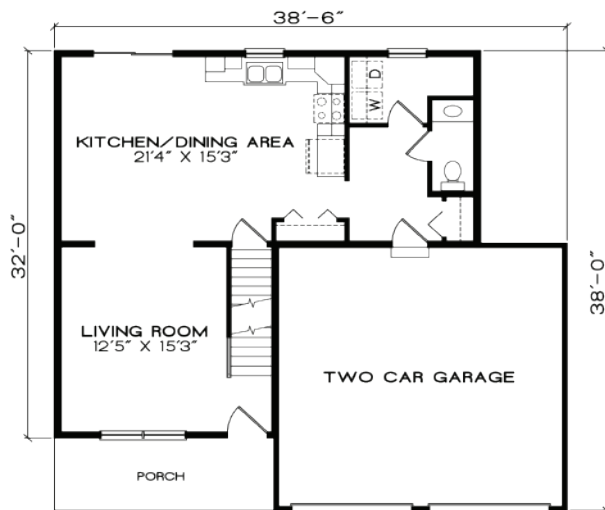
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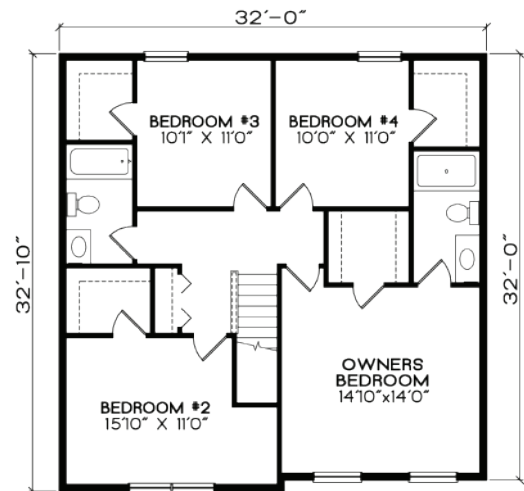
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FIRST FLOOR



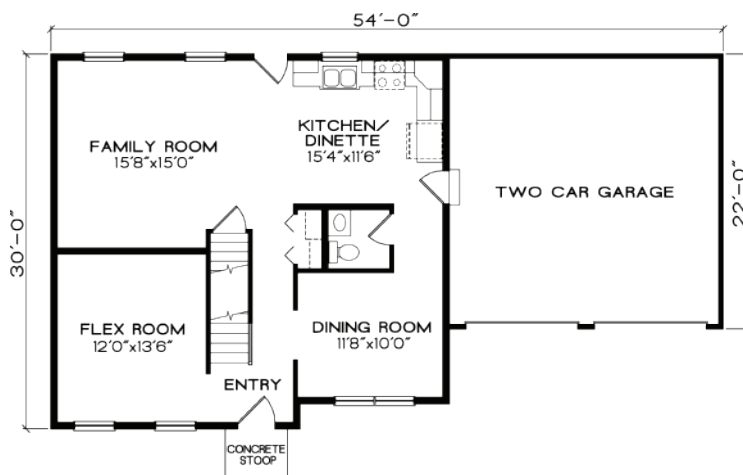
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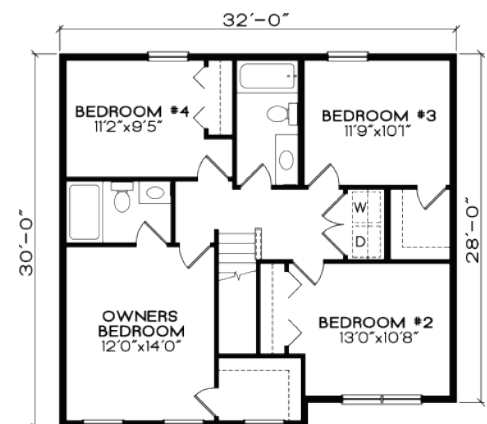
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THE CAMERON

1,872 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



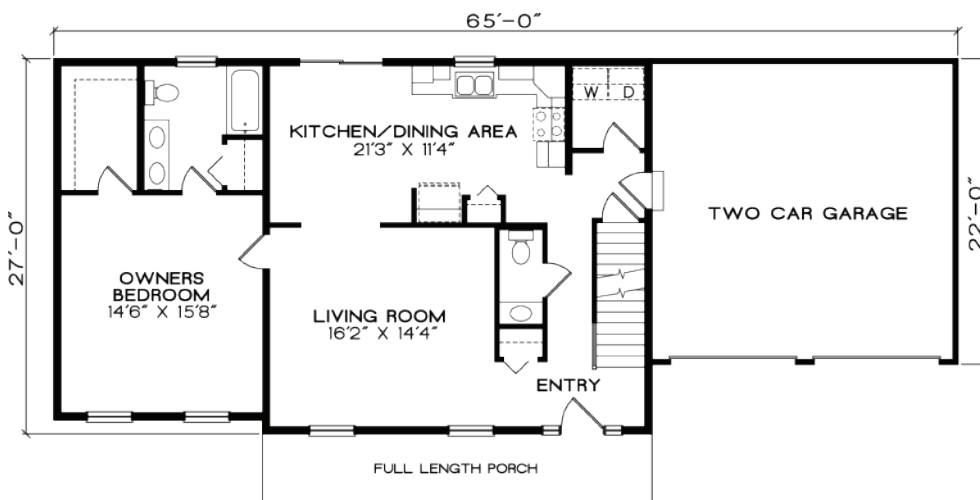
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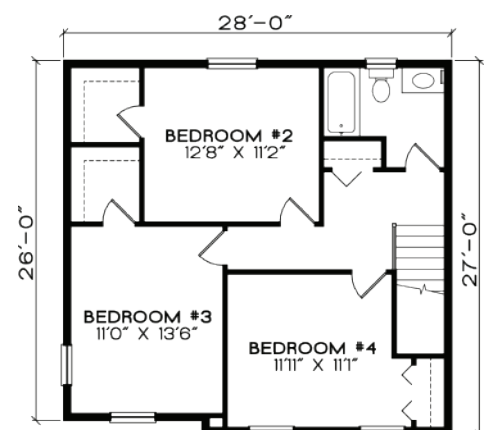
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THE VICKSBURG

1,892 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



SECOND FLOOR

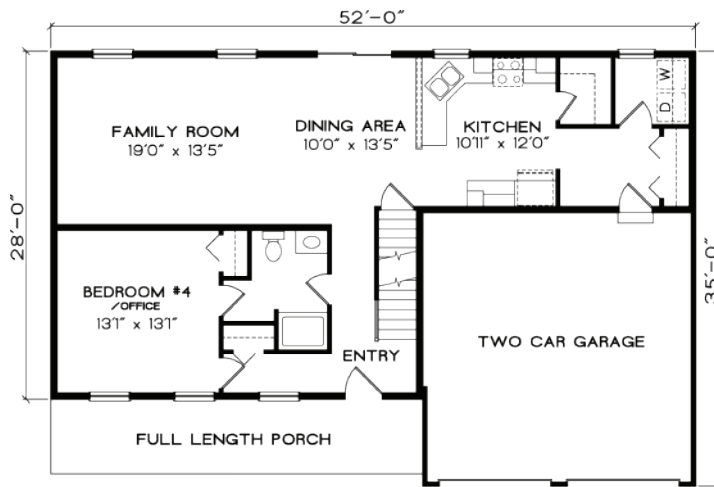
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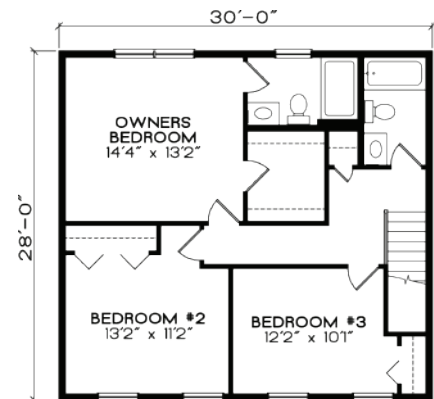
THE LEXINGTON

1,966 SF

4 BEDROOMS
3 BATHROOMS



FIRST FLOOR



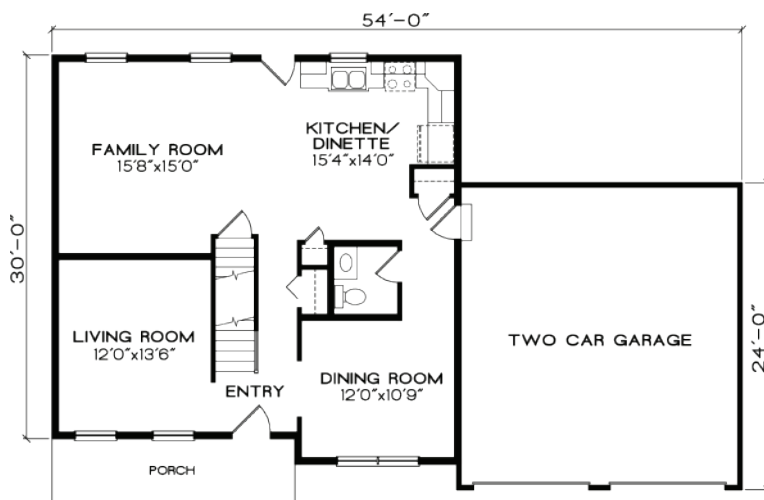
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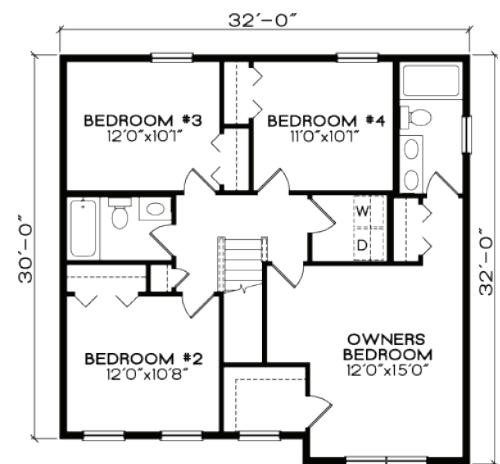
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THE BRANSON

1,970 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



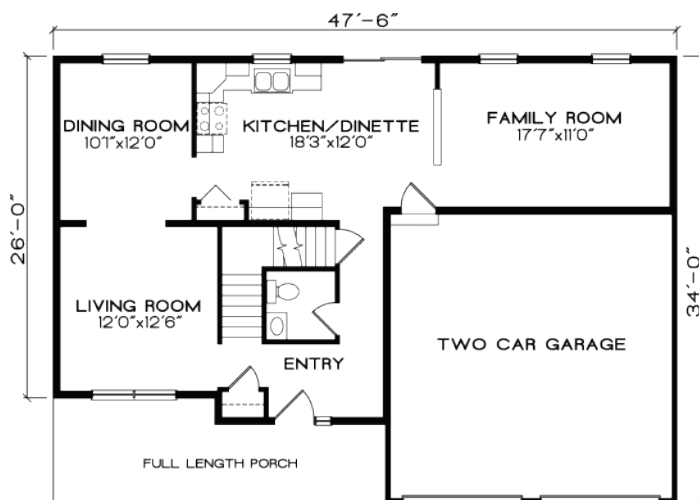
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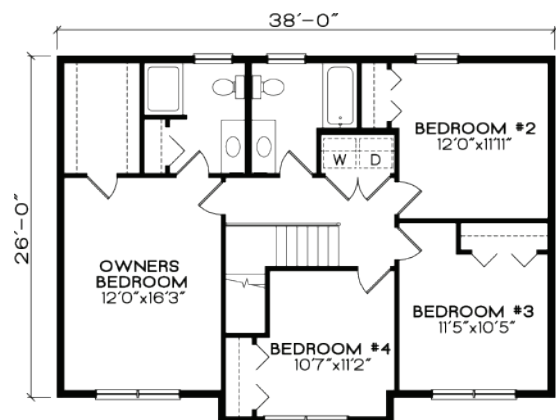
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THE WILSON

1,971 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



SECOND FLOOR

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THE RICHMOND

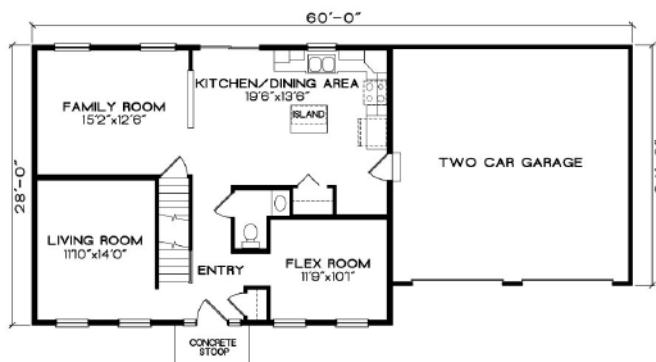
2,016 SF 4 BEDROOMS
2.5 BATHROOMS



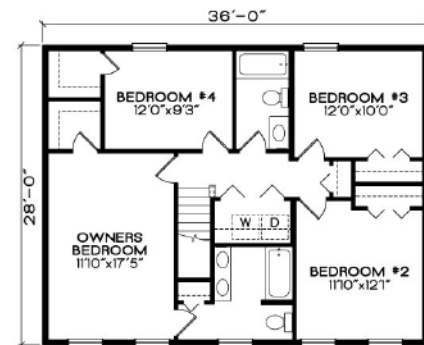
ALTERNATE 1



ALTERNATE 2



FIRST FLOOR



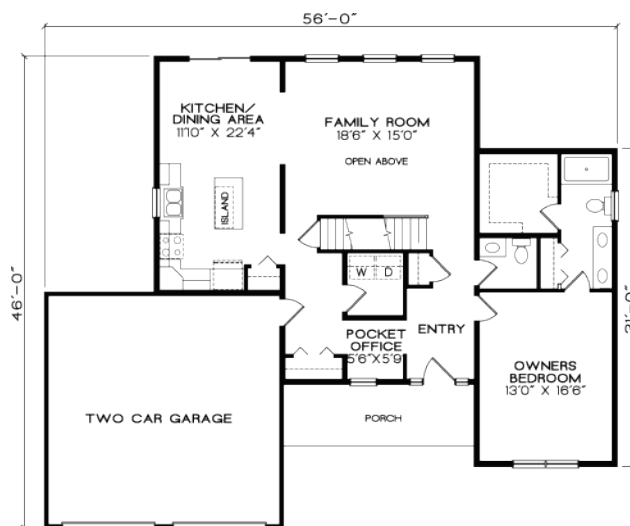
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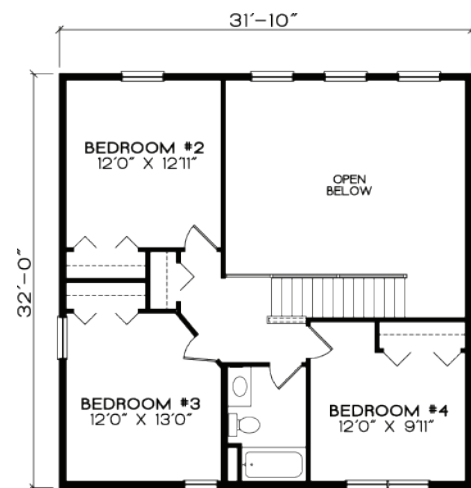
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THE ABILENE

2,059 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



SECOND FLOOR

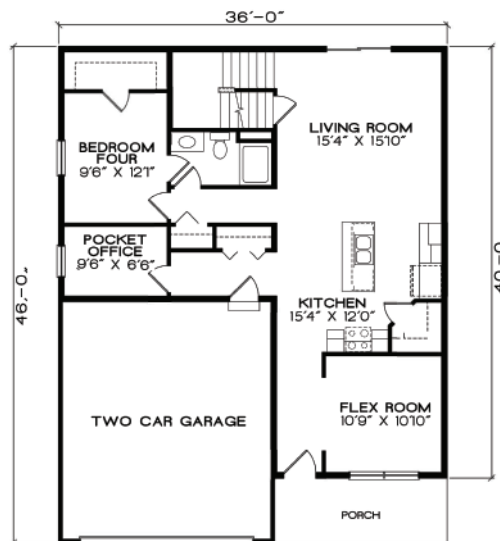
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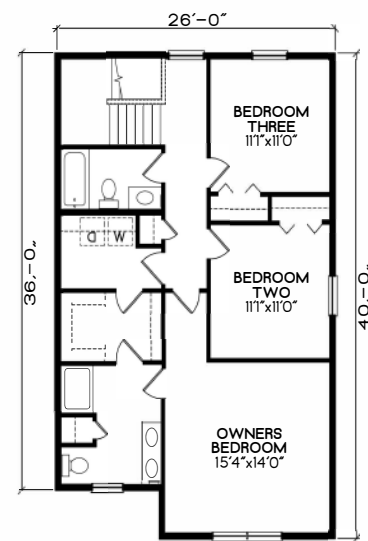
THE LOCKPORT

2,120 SF

4 BEDROOMS
3 BATHROOMS



FIRST FLOOR



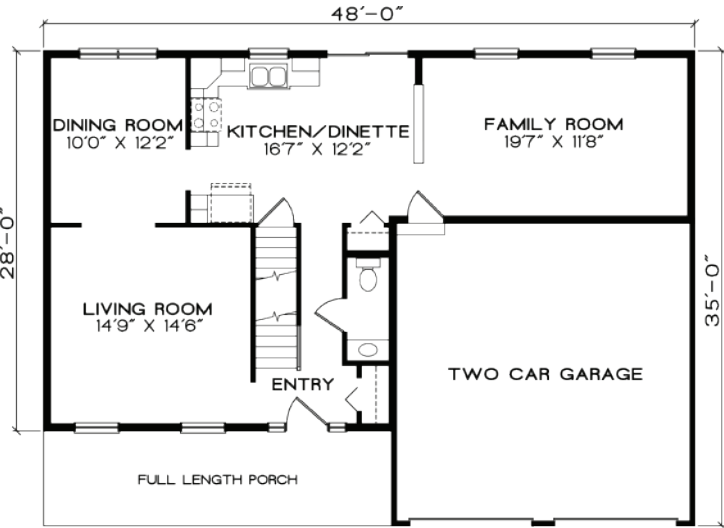
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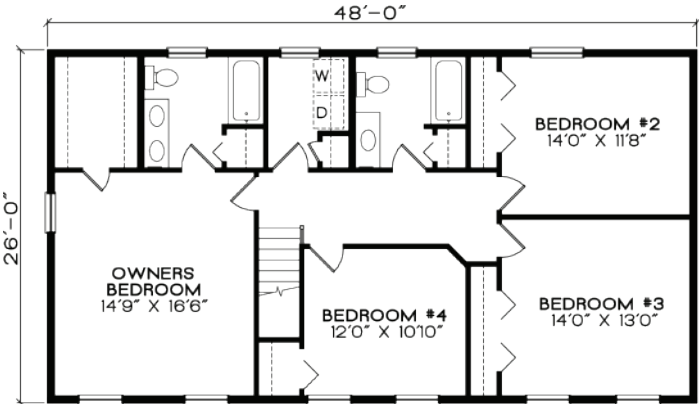
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THE BAYWOOD

2,256 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



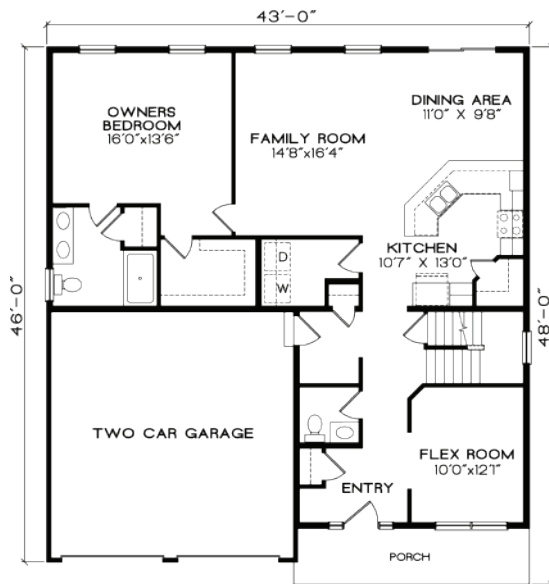
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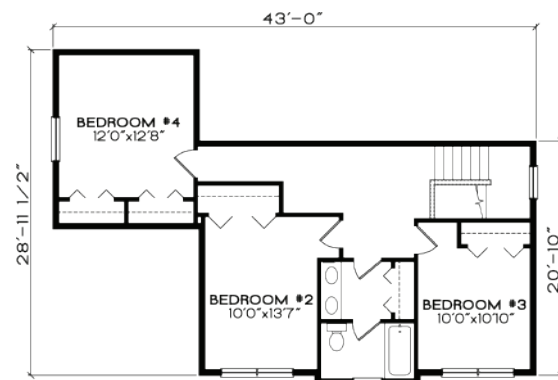
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THE ABINGTON

2,264 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



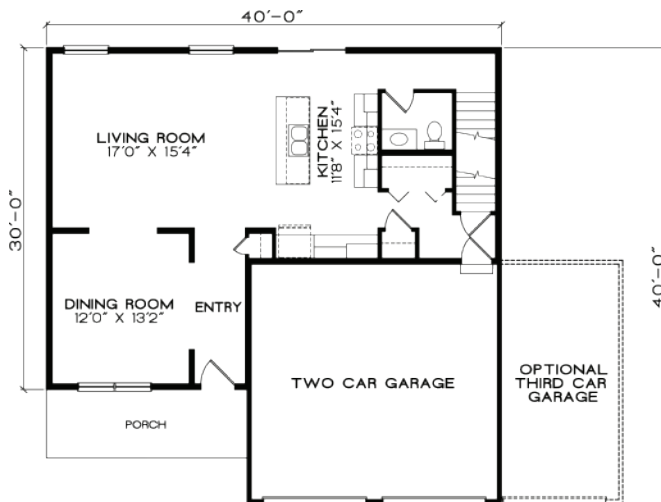
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THE BAKERSFIELD

2,311 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



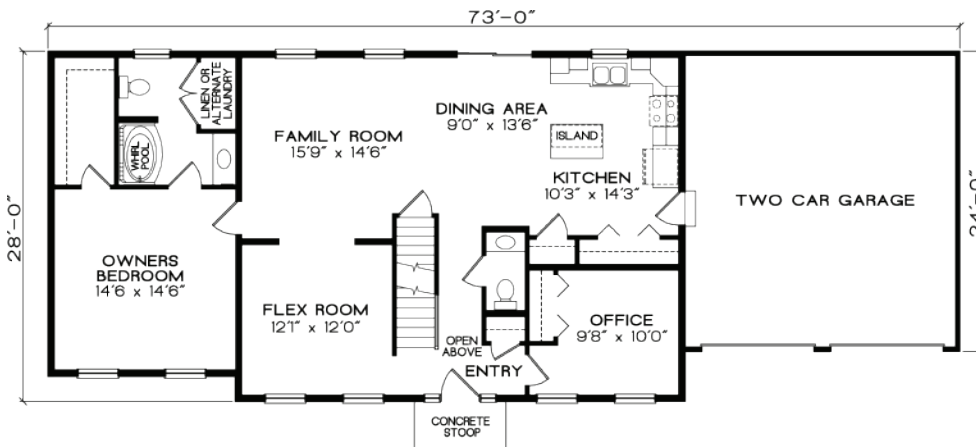
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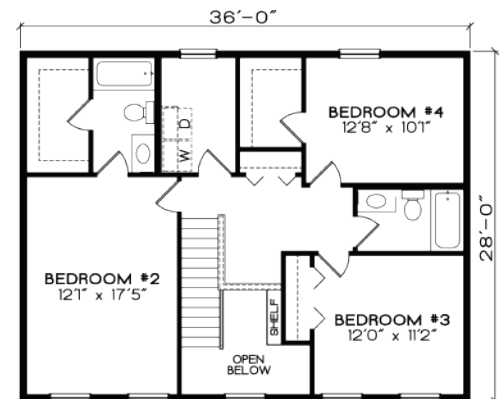
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THE WAKEFIELD

2,343 SF 4 BEDROOMS
3.5 BATHROOMS



FIRST FLOOR



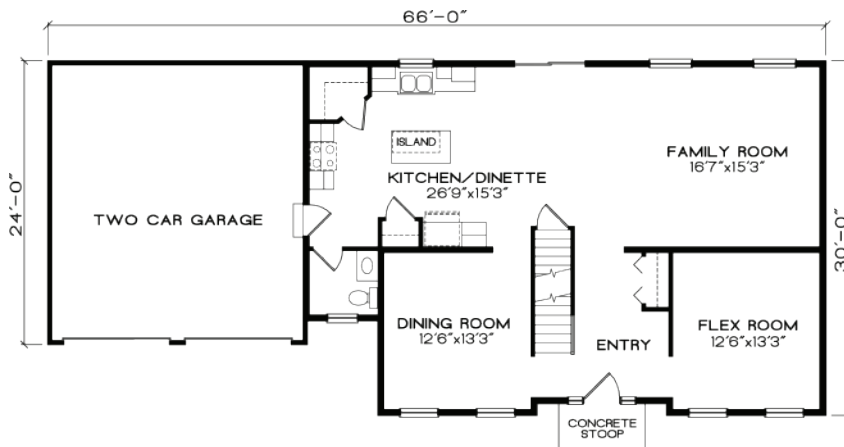
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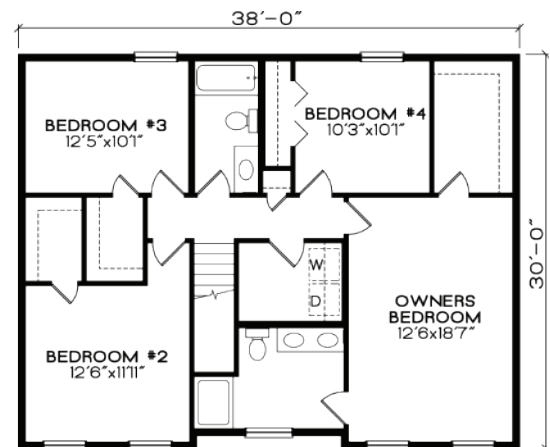
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THE CHARLESTON

2,397 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



SECOND FLOOR

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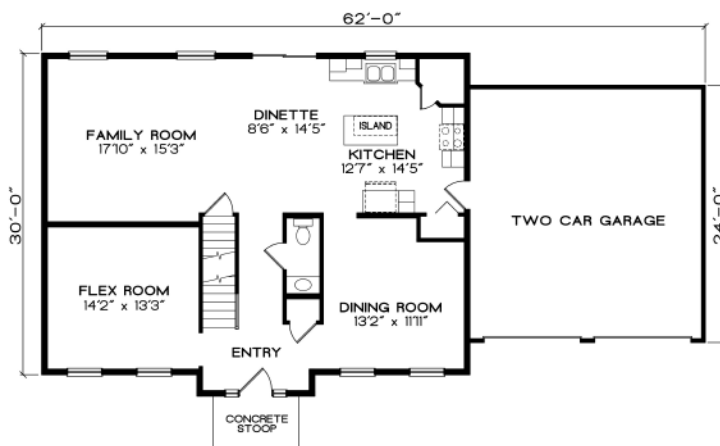
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THE GEORGETOWN

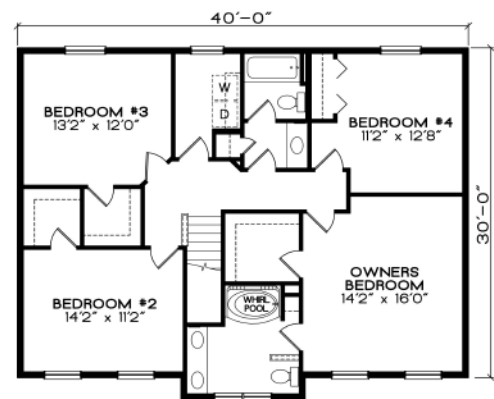
2,444 SF 4 BEDROOMS
2.5 BATHROOMS



ALTERNATE



FIRST FLOOR



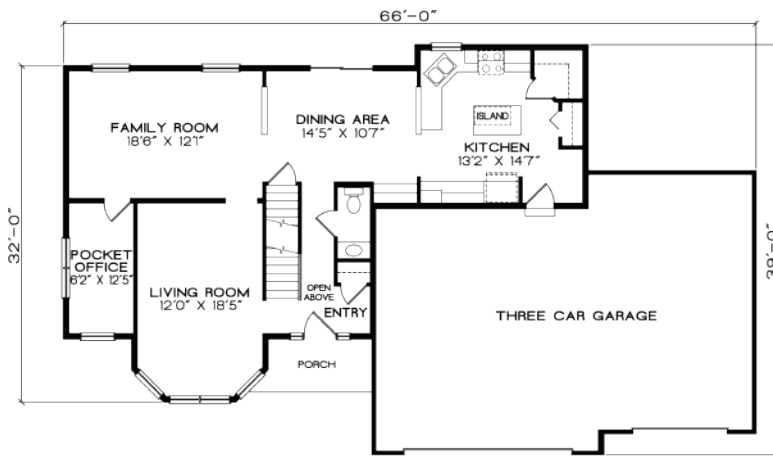
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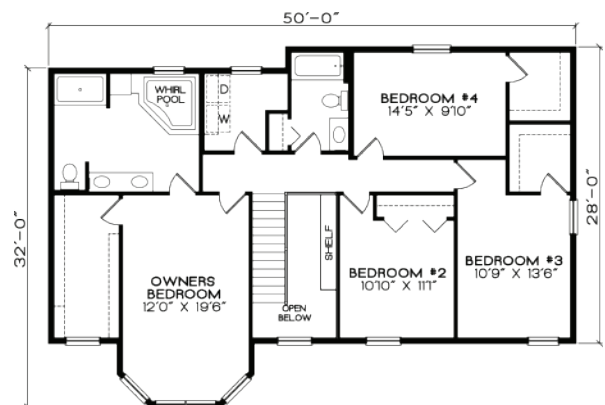
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THE ASHLAND

2,497 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



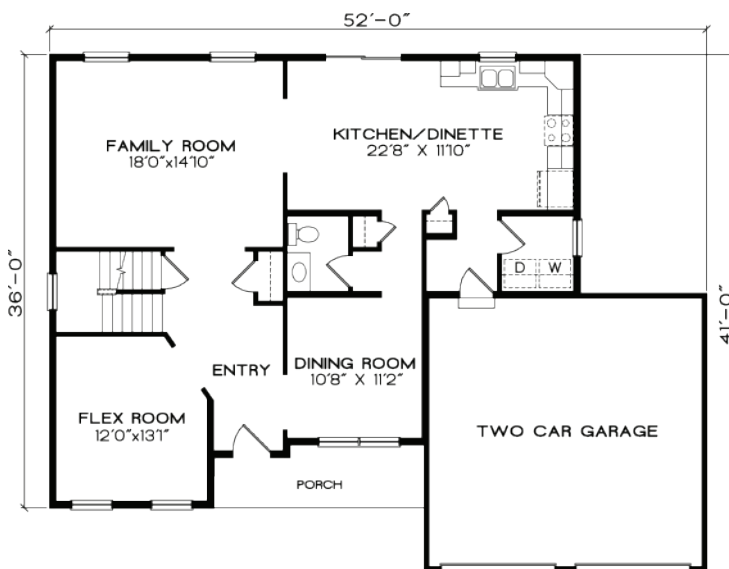
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THE JAMESTOWN

2,522 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



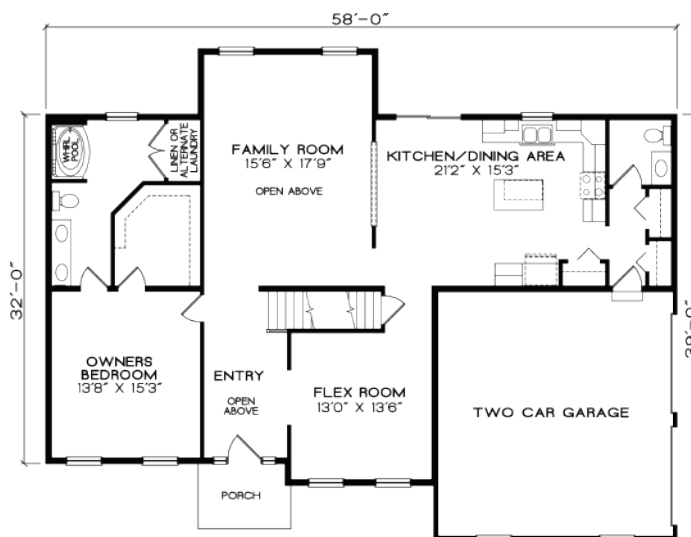
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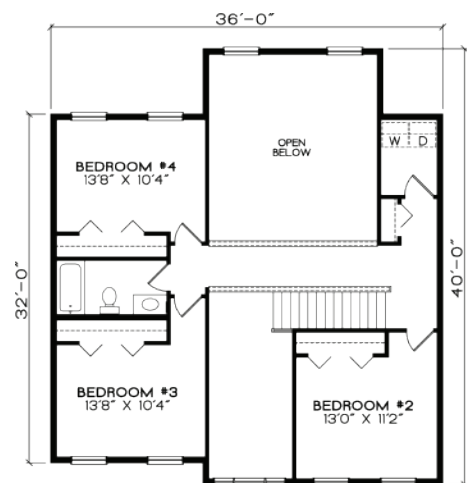
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THE BELMONT

2,538 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



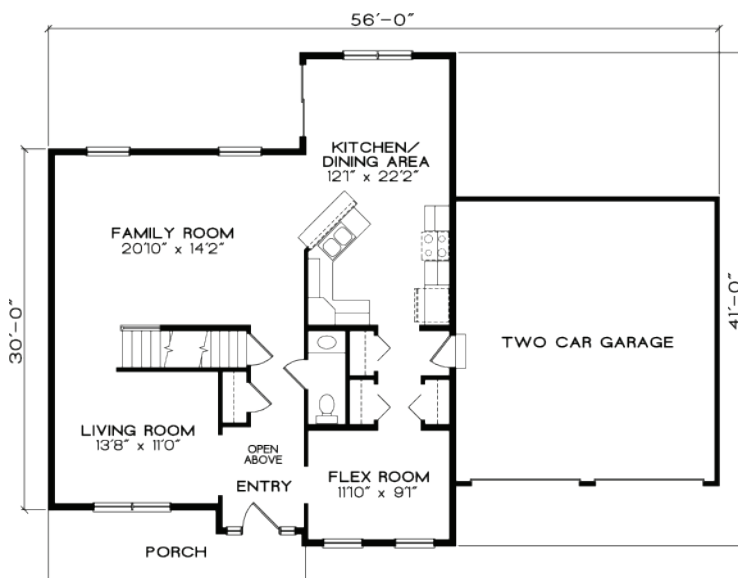
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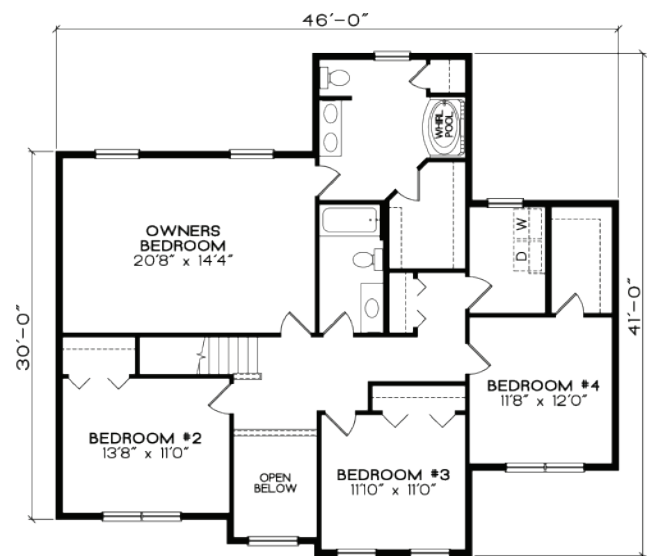
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THE STANFORD

2,553 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



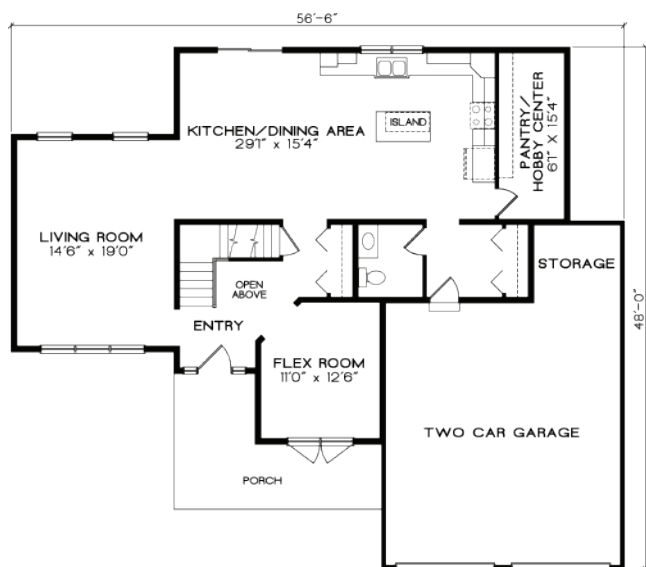
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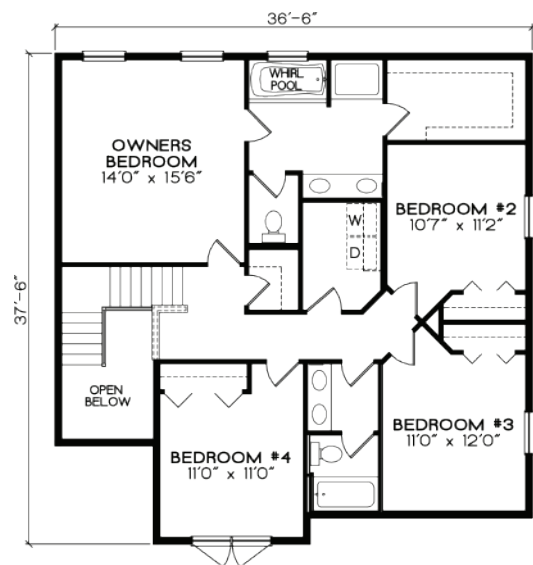
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THE CUMBERLAND

2,562 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



SECOND FLOOR

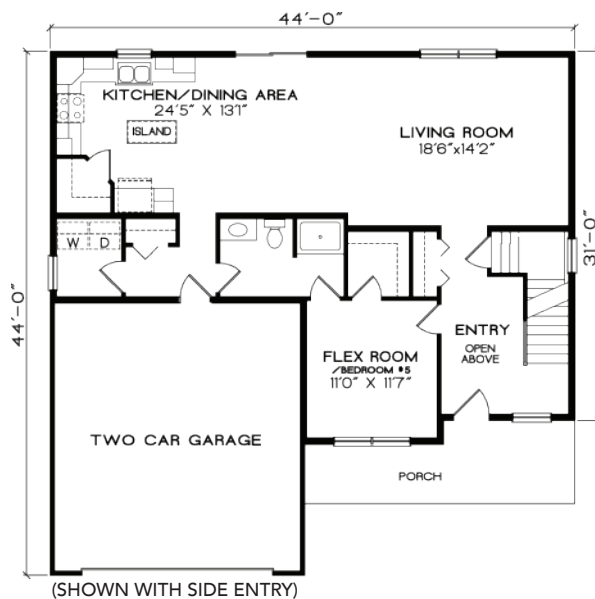
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All square footages, floor plans and dimensions are approximate and are subject to change without notice. Plans are shown with options not included in the base pricing and are for illustrative purposes only. Construction drawings and purchase contracts will take precedence over artwork.

THE FRANKFORD

2,578 SF

5 BEDROOMS
4 BATHROOMS



FIRST FLOOR



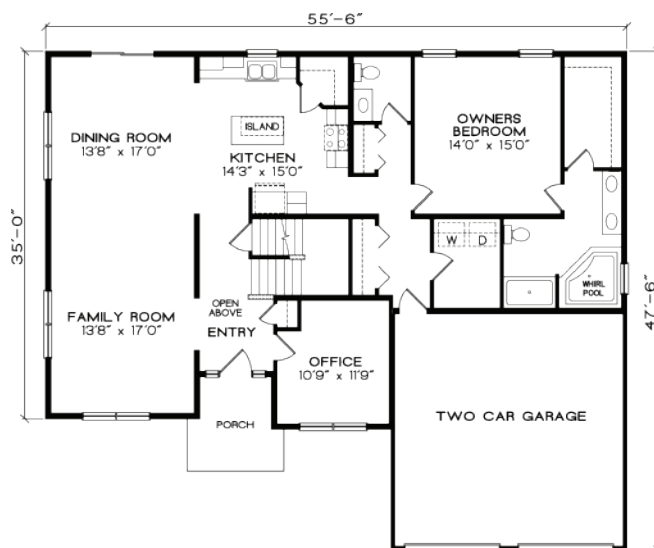
SECOND FLOOR

FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

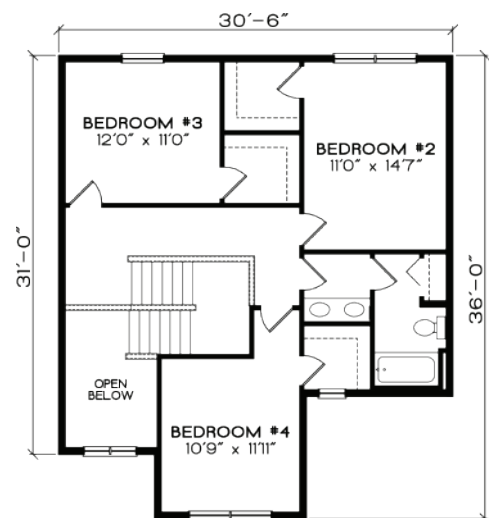
All square footages, floor plans and dimensions are approximate and are subject to change without notice. Plans are shown with options not included in the base pricing and are for illustrative purposes only. Construction drawings and purchase contracts will take precedence over artwork.

THE KNOXVILLE

2,590 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



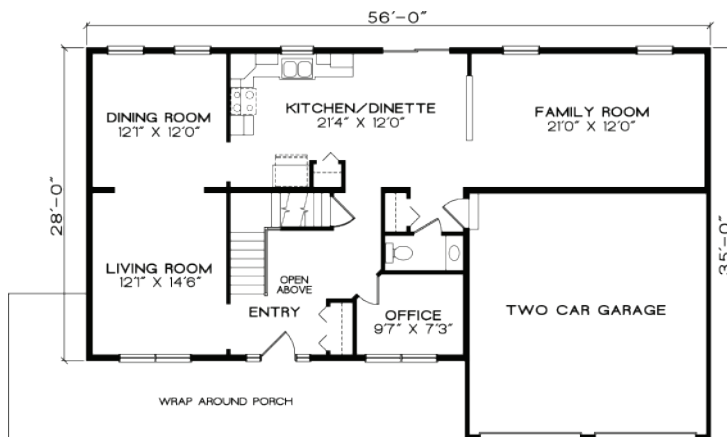
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FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

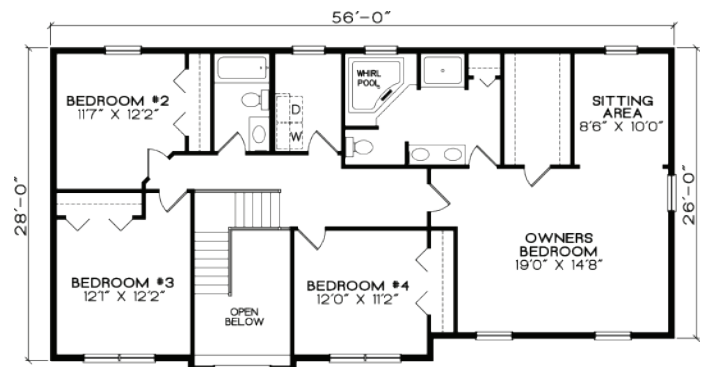
All square footages, floor plans and dimensions are approximate and are subject to change without notice. Plans are shown with options not included in the base pricing and are for illustrative purposes only. Construction drawings and purchase contracts will take precedence over artwork.

THE BURLINGTON

2,688 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



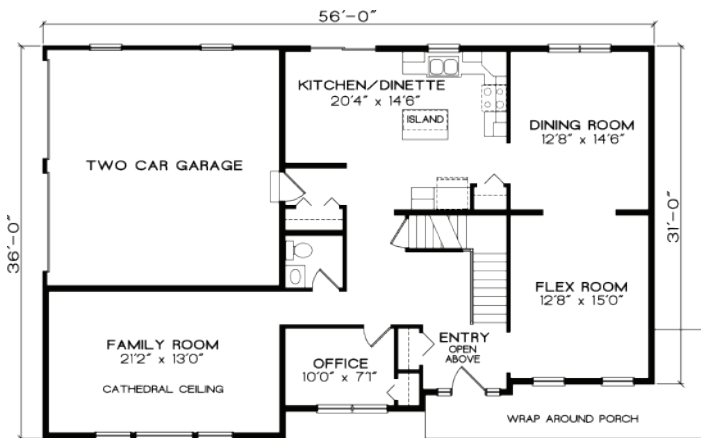
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FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

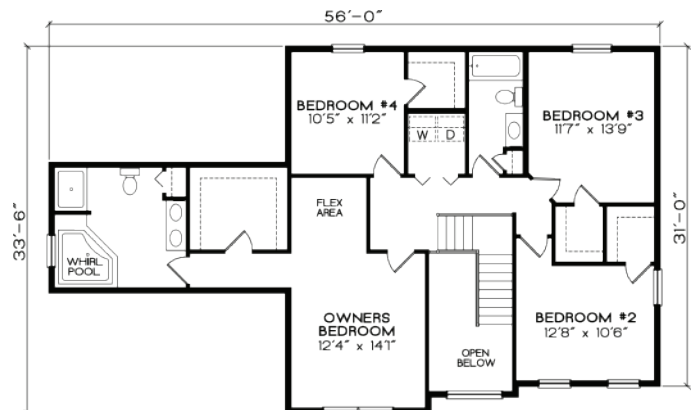
All square footages, floor plans and dimensions are approximate and are subject to change without notice. Plans are shown with options not included in the base pricing and are for illustrative purposes only. Construction drawings and purchase contracts will take precedence over artwork.

THE SUMMERVILLE

2,699 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



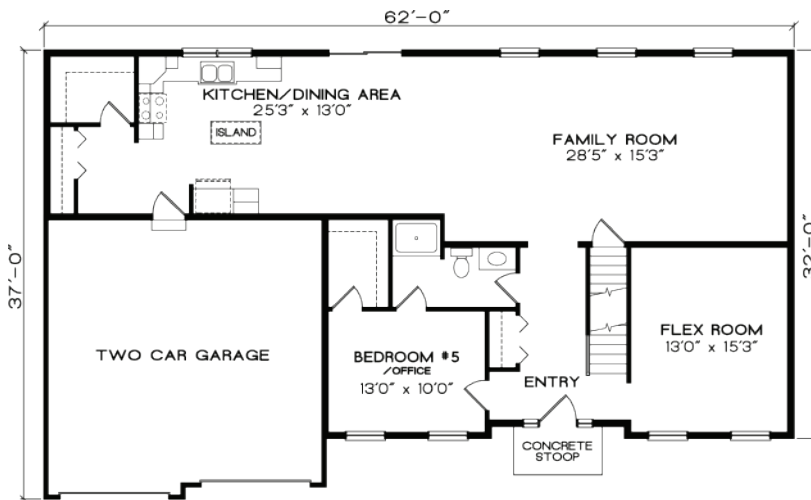
SECOND FLOOR

FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

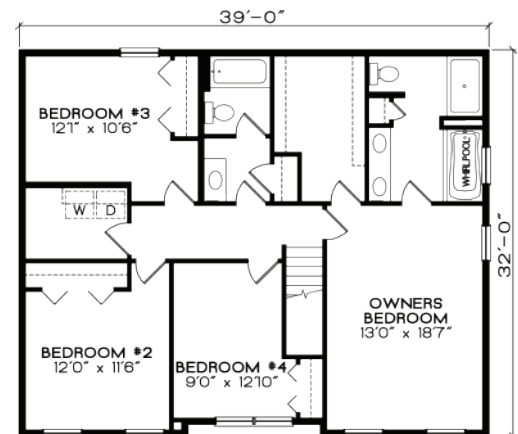
All square footages, floor plans and dimensions are approximate and are subject to change without notice. Plans are shown with options not included in the base pricing and are for illustrative purposes only. Construction drawings and purchase contracts will take precedence over artwork.

THE ARLINGTON

2,796 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



SECOND FLOOR

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FINE | LINE
HOMES



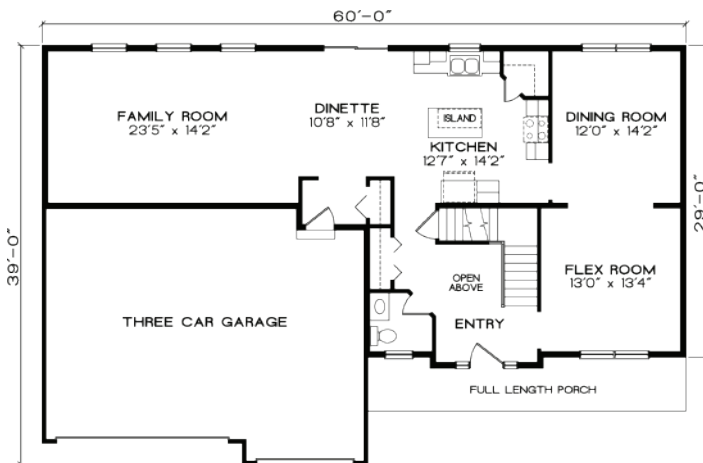


FOR MORE INFORMATION & GALLERIES VISIT [FINELINEHOMES.COM](https://finelinehomes.com)

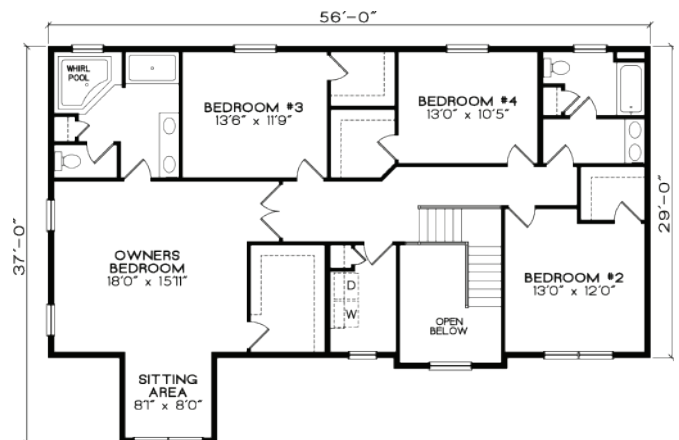


THE MERIDIAN

2,969 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



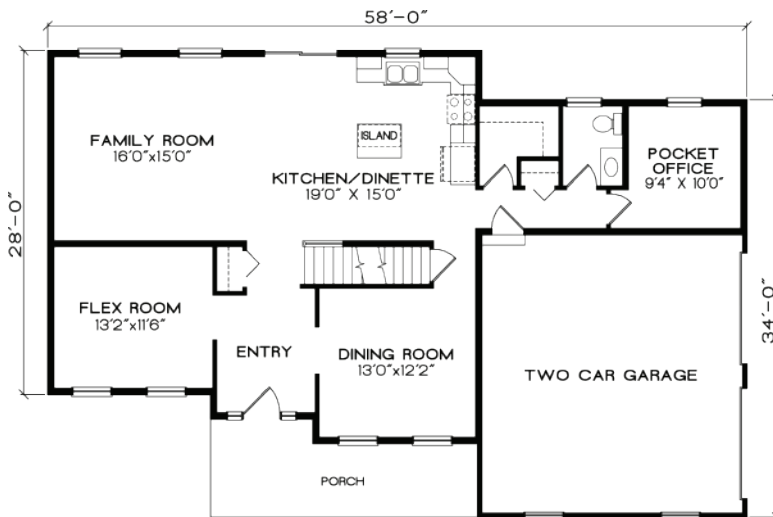
SECOND FLOOR

FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

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THE MANCHESTER

3,070 SF 4 BEDROOMS
3.5 BATHROOMS



FIRST FLOOR



SECOND FLOOR

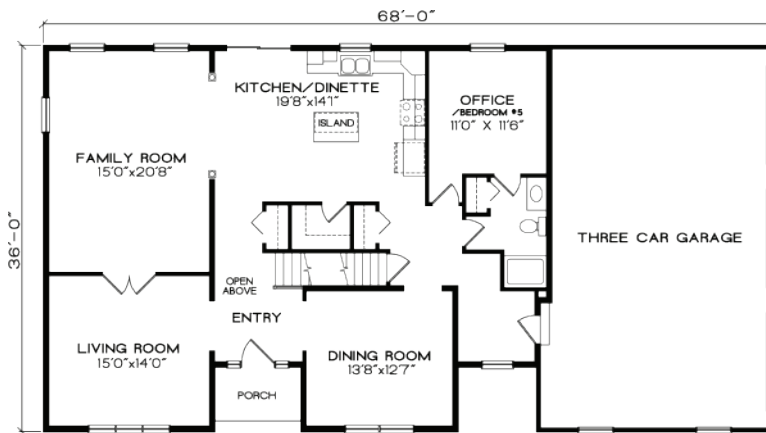
FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

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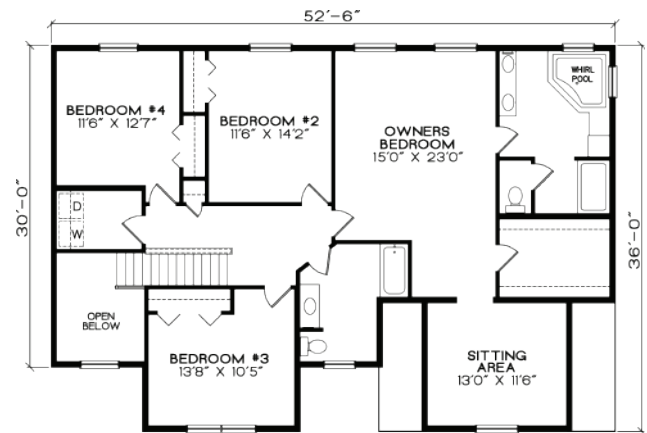
THE BUCKINGHAM

3,216 SF

5 BEDROOMS
3 BATHROOMS



FIRST FLOOR



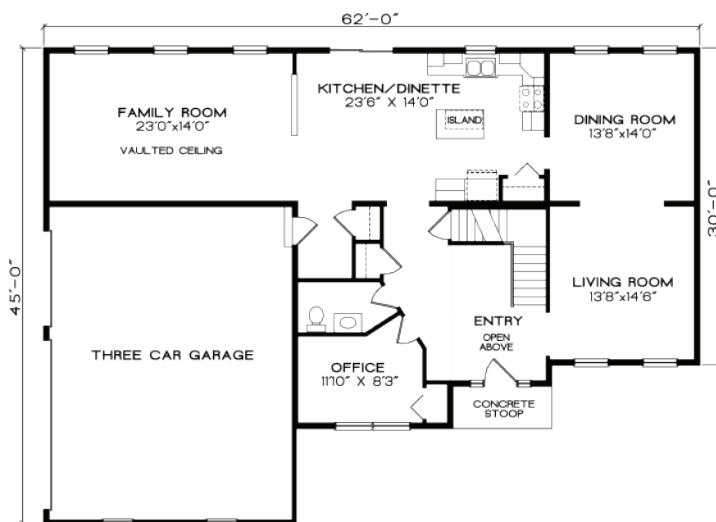
SECOND FLOOR

FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

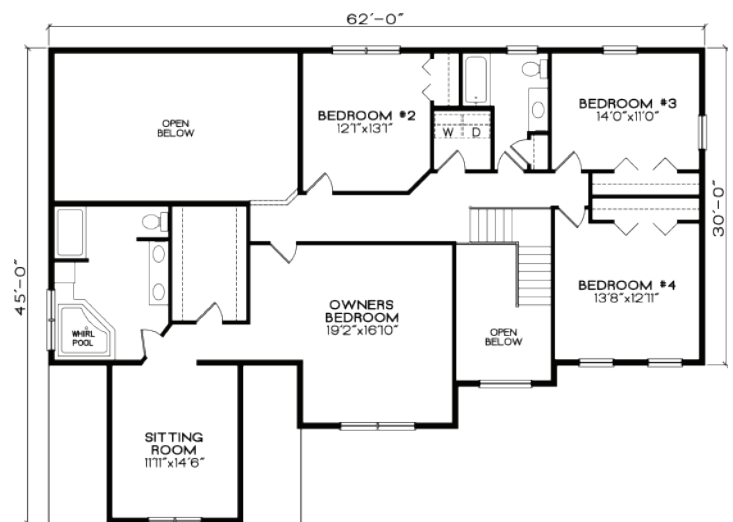
All square footages, floor plans and dimensions are approximate and are subject to change without notice. Plans are shown with options not included in the base pricing and are for illustrative purposes only. Construction drawings and purchase contracts will take precedence over artwork.

THE BROOKVILLE

3,338 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



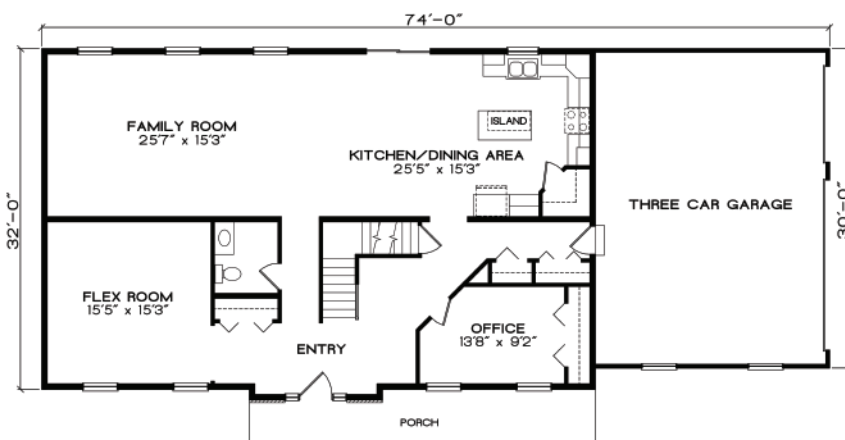
SECOND FLOOR

FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

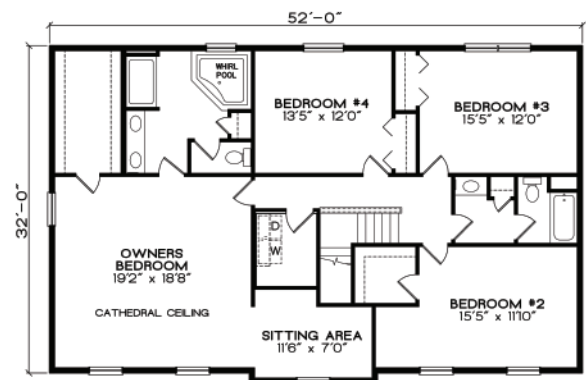
All square footages, floor plans and dimensions are approximate and are subject to change without notice. Plans are shown with options not included in the base pricing and are for illustrative purposes only. Construction drawings and purchase contracts will take precedence over artwork.

THE CHESTERFIELD

3,354 SF 4 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



SECOND FLOOR

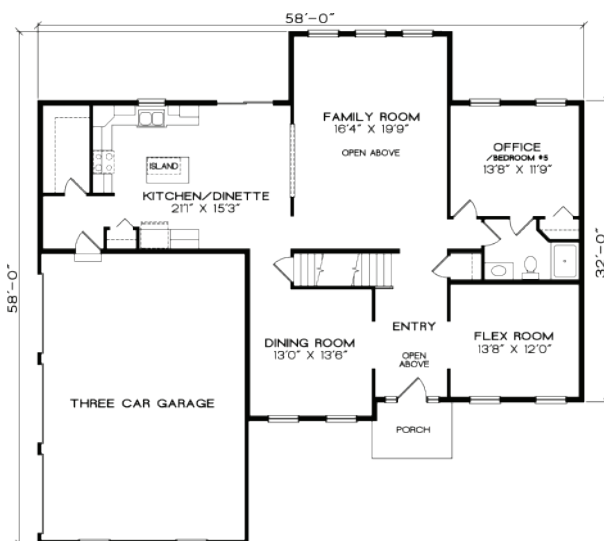
FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

All square footages, floor plans and dimensions are approximate and are subject to change without notice. Plans are shown with options not included in the base pricing and are for illustrative purposes only. Construction drawings and purchase contracts will take precedence over artwork.

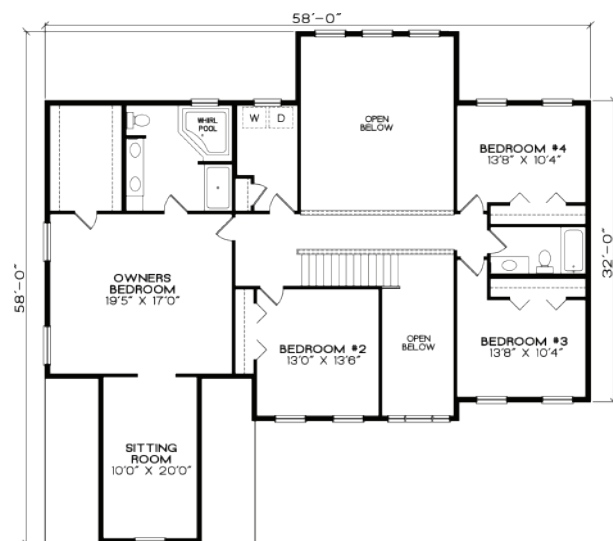
THE MANHATTAN

3,444SF

5 BEDROOMS
3 BATHROOMS



FIRST FLOOR



SECOND FLOOR

FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

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“

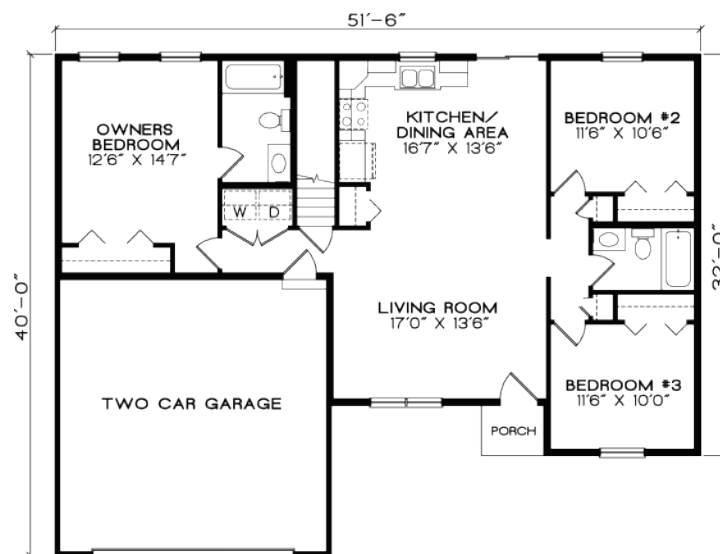
We chose Fine Line Homes as our builder because of the outstanding level of service. The Housing Consultant was very personable and committed to making the building process as easy as possible. Fine Line provided us with a variety of styles, colors, and options that fell within our budget to help us design the home. The entire Fine Line team followed through with all of their commitments throughout the building process. Thank you, Fine Line Homes, for building the home of our dreams!

- Jeffrey Molinaro & Kimberly Zamonas



RANCH FLOOR PLANS





FLOOR PLAN

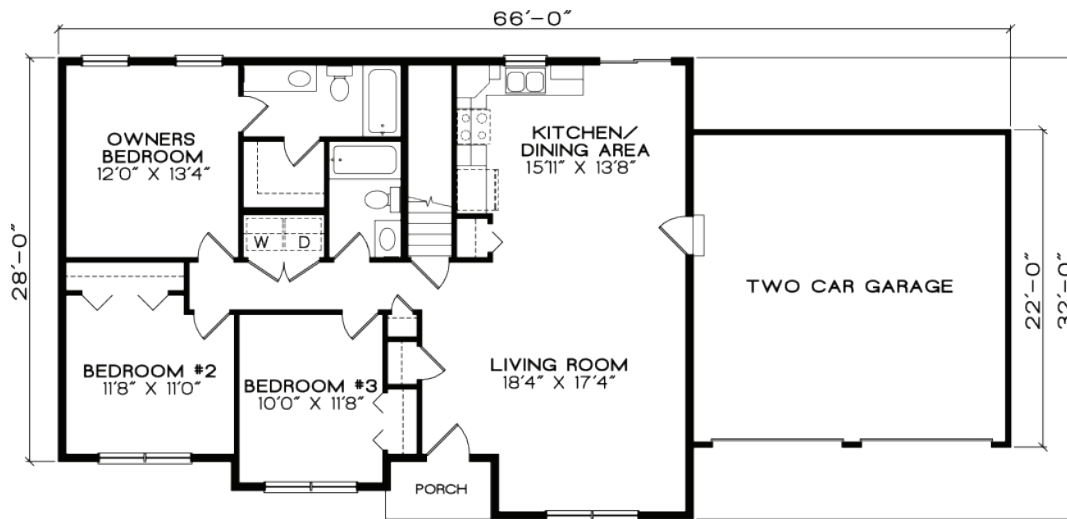
FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

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THE MONROE

1,310 SF

3 BEDROOMS
2 BATHROOMS



FLOOR PLAN

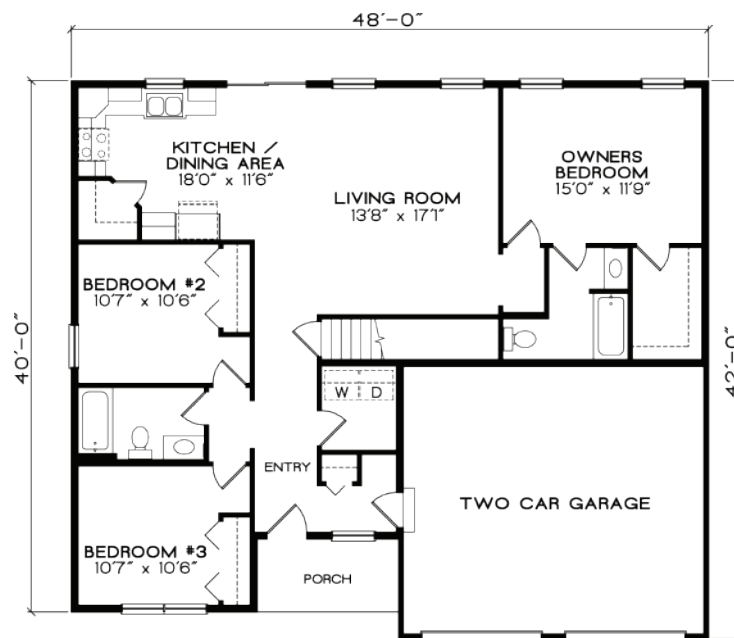
FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

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THE ROANOKE

1,417 SF

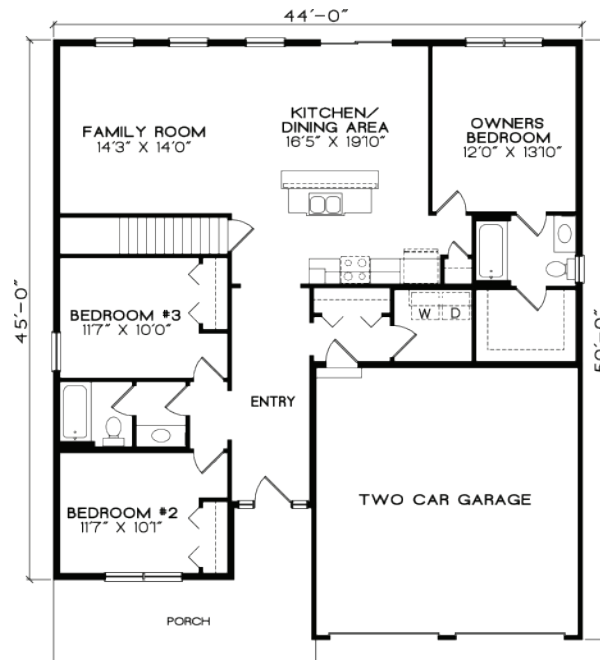
3 BEDROOMS
2 BATHROOMS



FLOOR PLAN

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FLOOR PLAN

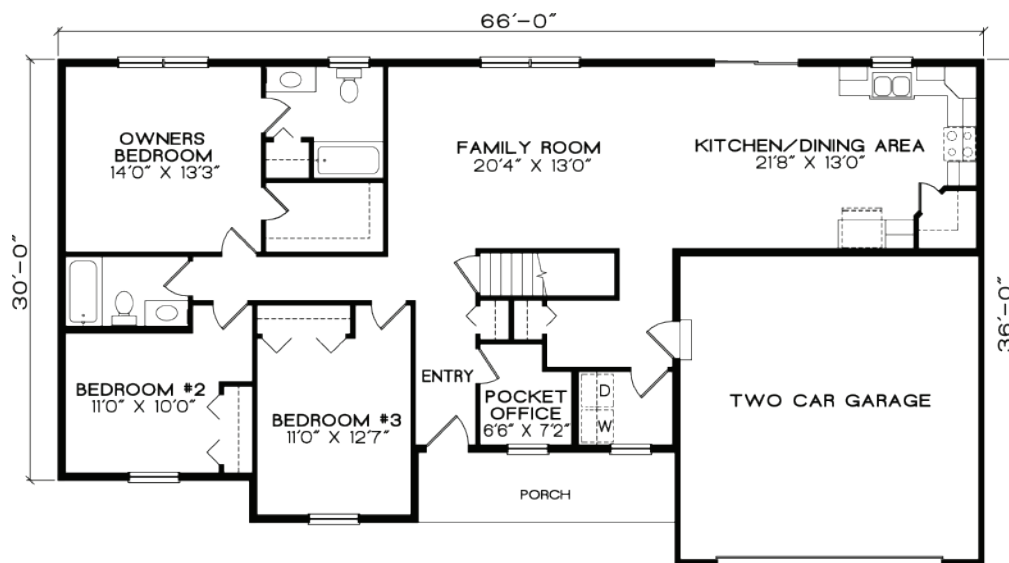
FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

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THE MADISON

1,632 SF

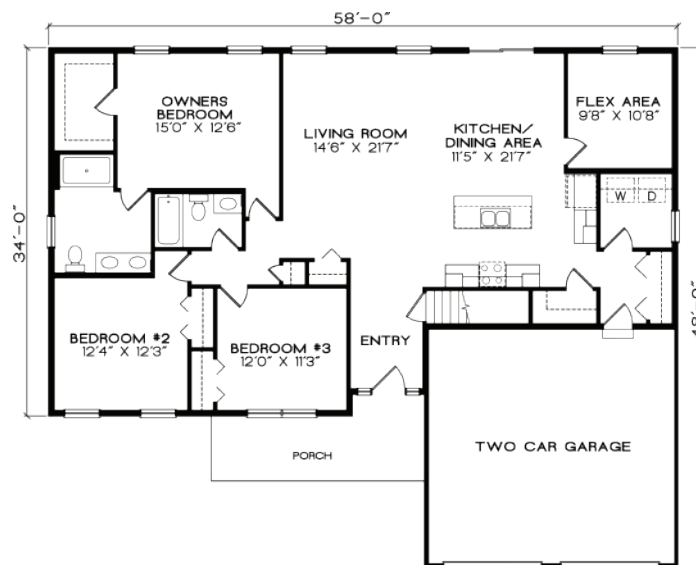
3 BEDROOMS
2 BATHROOMS



FLOOR PLAN

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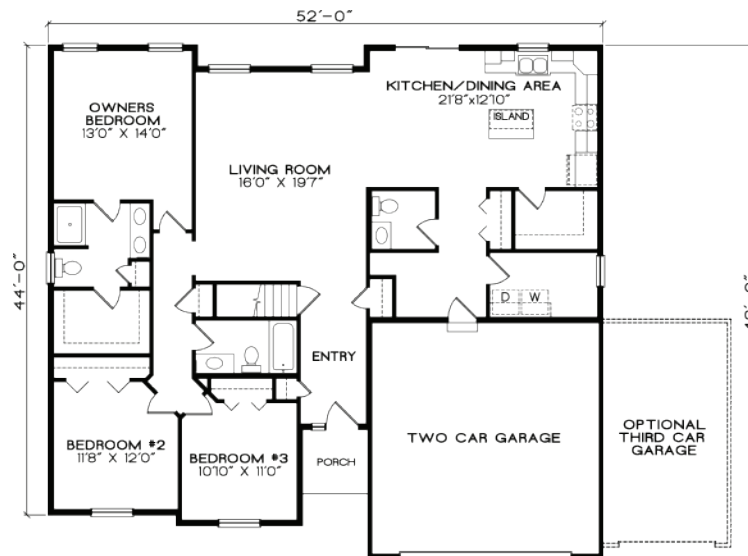
FLOOR PLAN

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THE FENWICK

1,826 SF 3 BEDROOMS
2.5 BATHROOMS



FLOOR PLAN

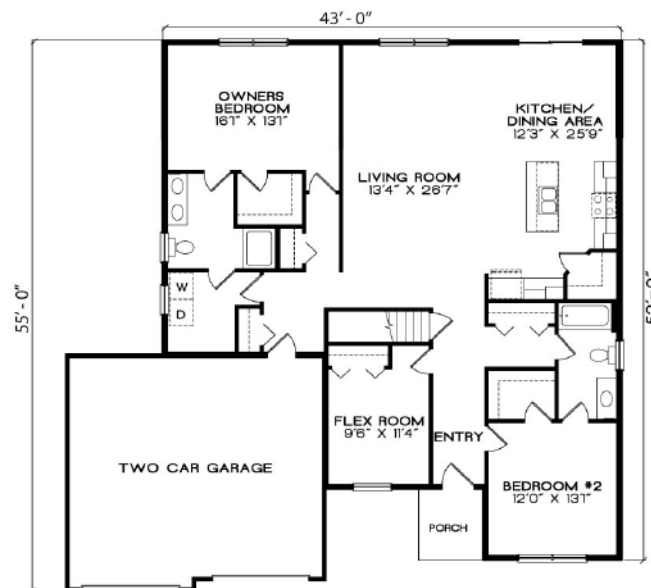
FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

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THE HUDSON

1,831 SF

2 BEDROOMS
2 BATHROOMS



FLOOR PLAN

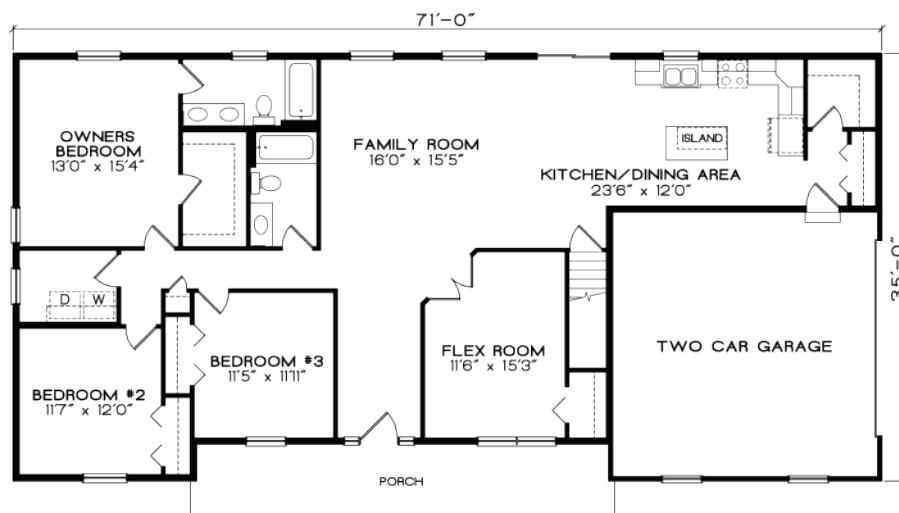
FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

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THE GREENVILLE

1,900 SF

3 BEDROOMS
2 BATHROOMS



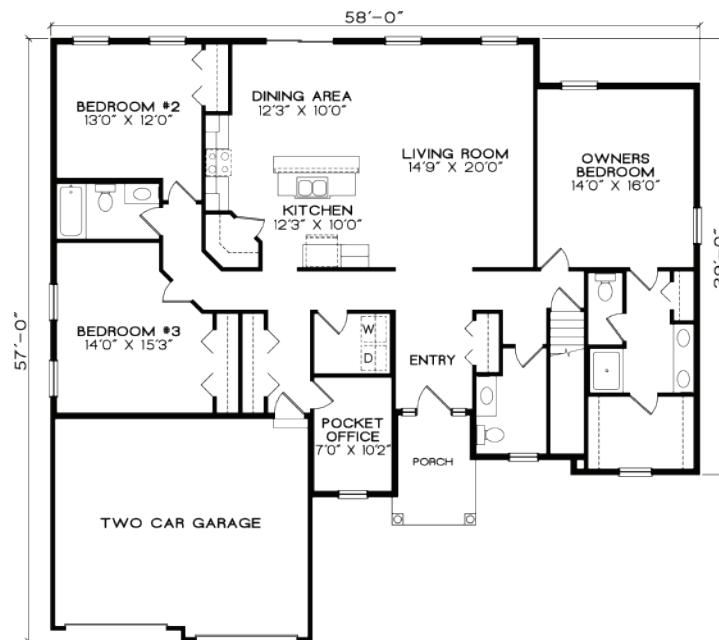
FLOOR PLAN

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THE LYNCHBURG

2,059 SF 3 BEDROOMS
2.5 BATHROOMS



FLOOR PLAN

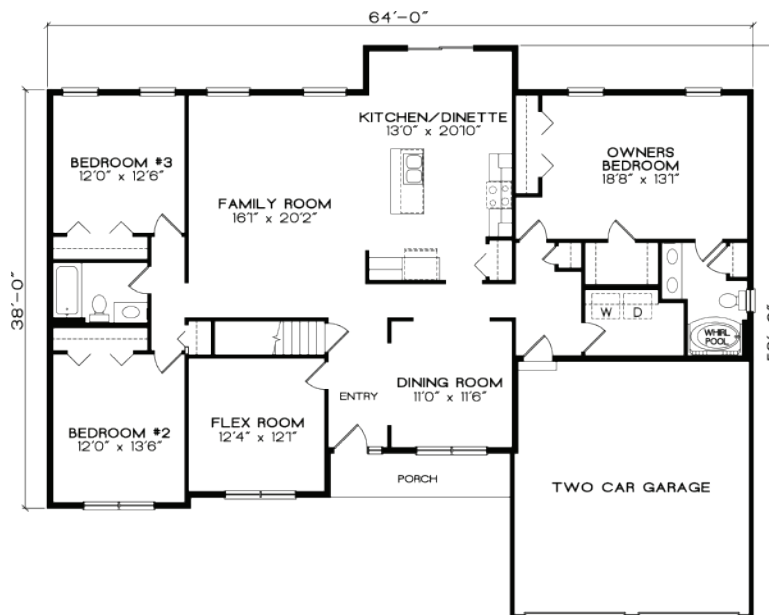
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THE MONTEREY

2,106 SF

3 BEDROOMS
2 BATHROOMS



FLOOR PLAN

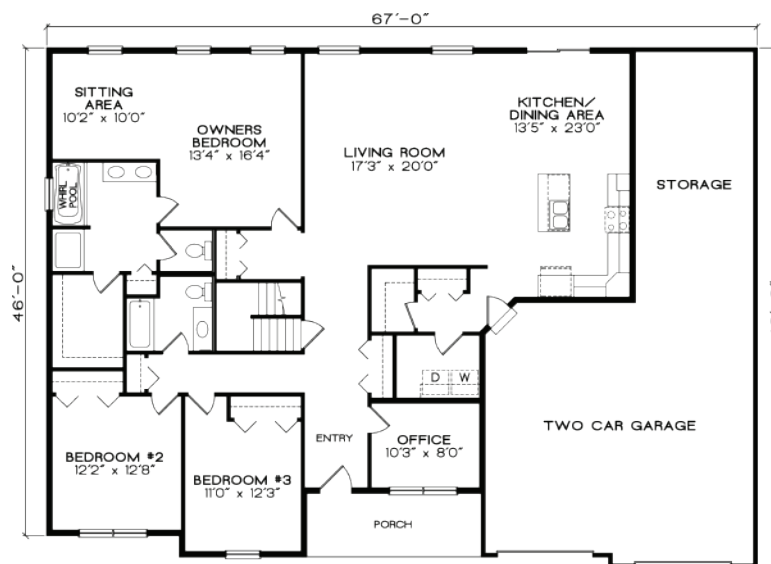
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THE RUTHERFORD

2,202 SF

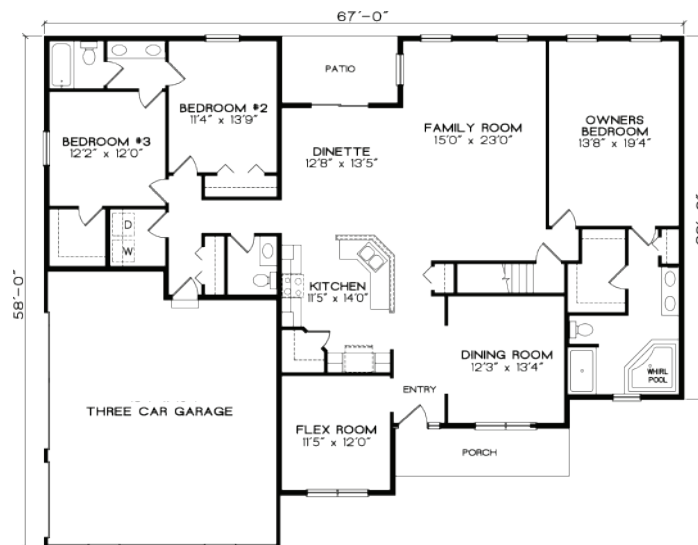
3 BEDROOMS
2 BATHROOMS



FLOOR PLAN

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FLOOR PLAN

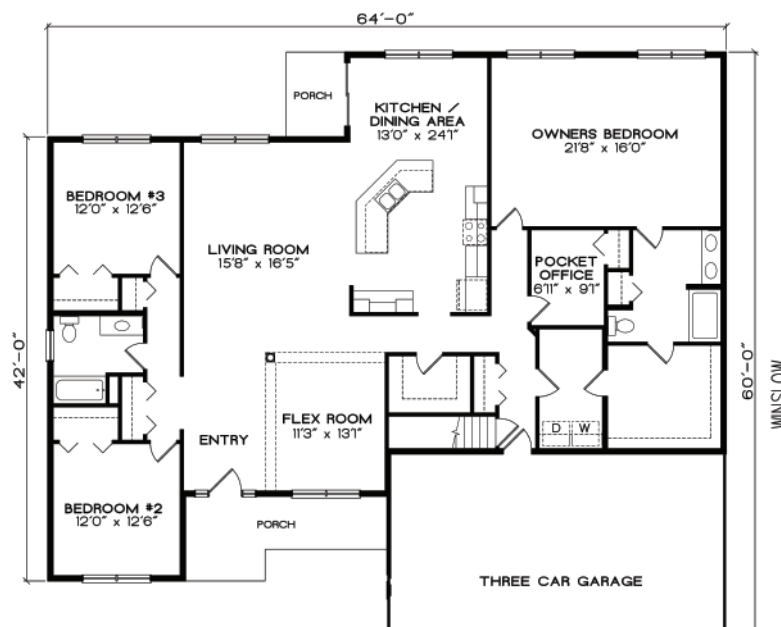
FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

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THE WINSLOW

2,441 SF

3 BEDROOMS
2 BATHROOMS



FLOOR PLAN

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CAPE COD FLOOR PLANS

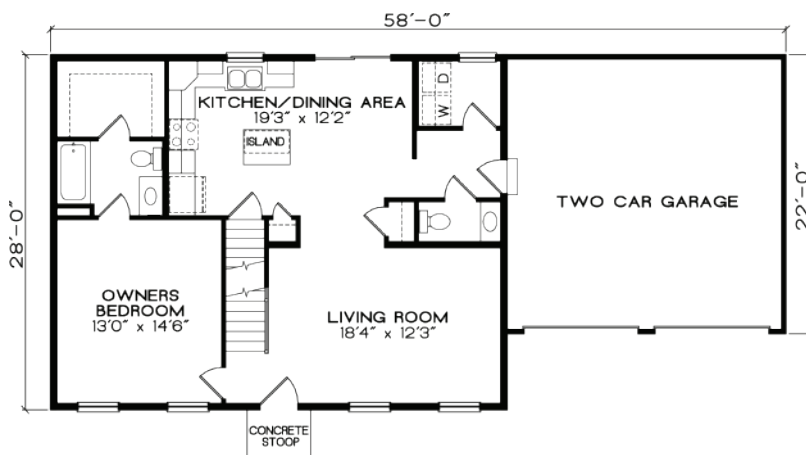


THE HATTERAS

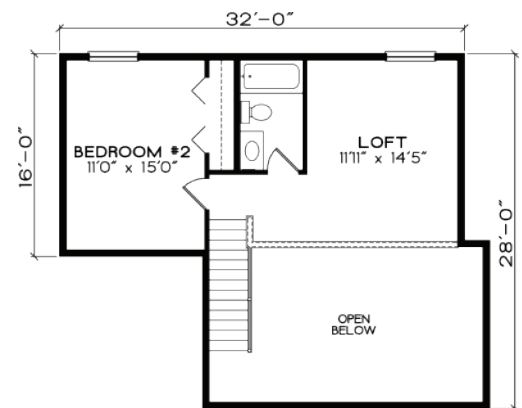
1,535 SF 3 BEDROOMS
2.5 BATHROOMS



ALTERNATE



FIRST FLOOR



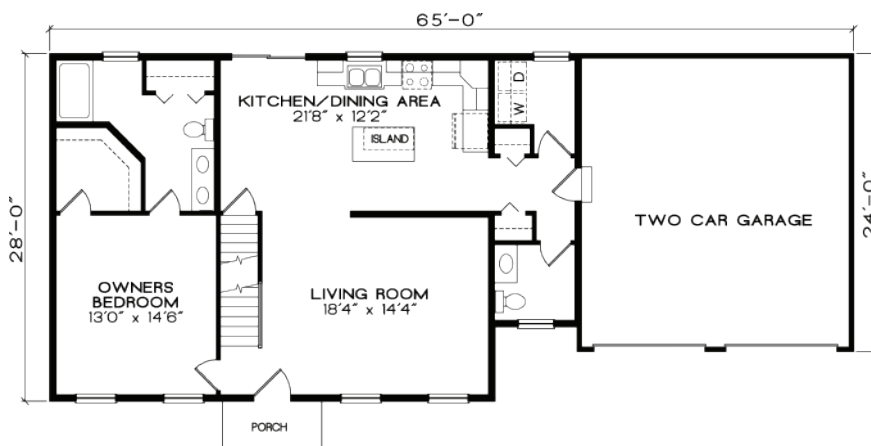
SECOND FLOOR

FOR MORE INFORMATION, VISIT FINELINEHOMES.COM

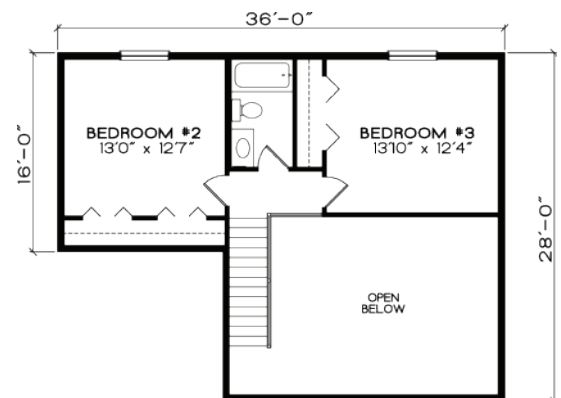
All square footages, floor plans and dimensions are approximate and are subject to change without notice. Plans are shown with options not included in the base pricing and are for illustrative purposes only. Construction drawings and purchase contracts will take precedence over artwork.

THE NEWPORT

1,733 SF 3 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



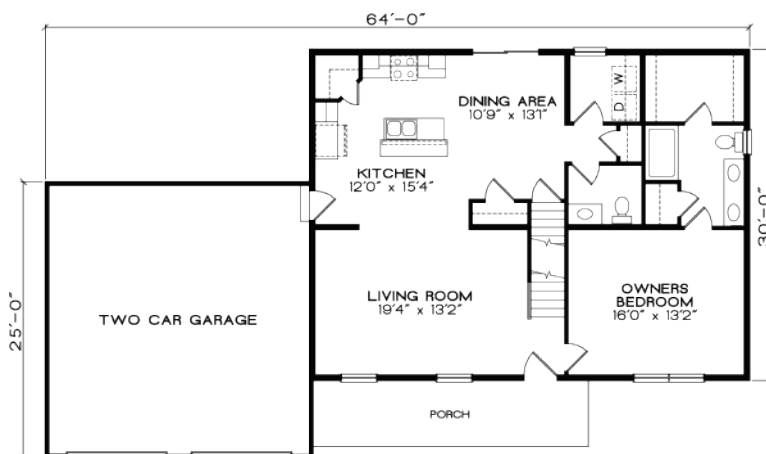
SECOND FLOOR

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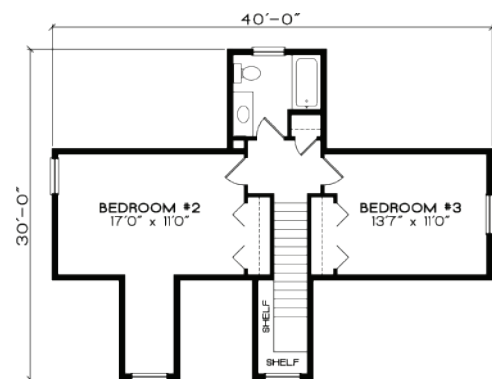
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THE ROCKLAND

1,831 SF 3 BEDROOMS
2.5 BATHROOMS



FIRST FLOOR



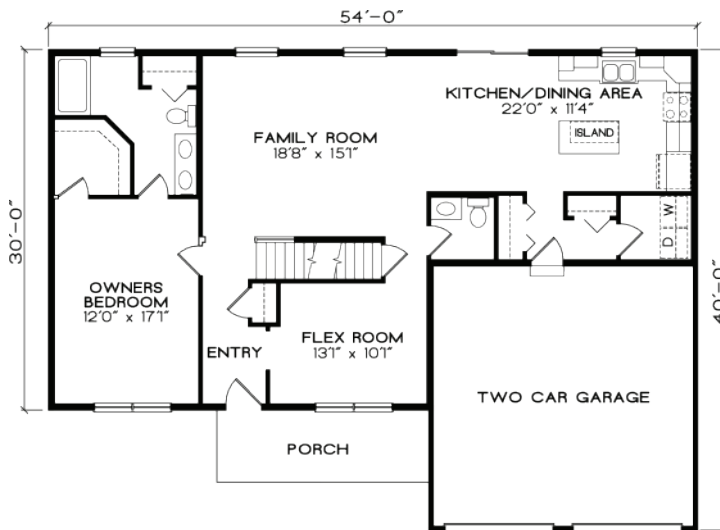
SECOND FLOOR

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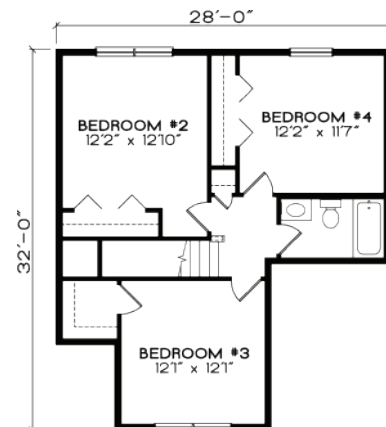
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THE NOTTINGHAM

2,077 SF 4 BEDROOMS
2.5 BATHROOMS



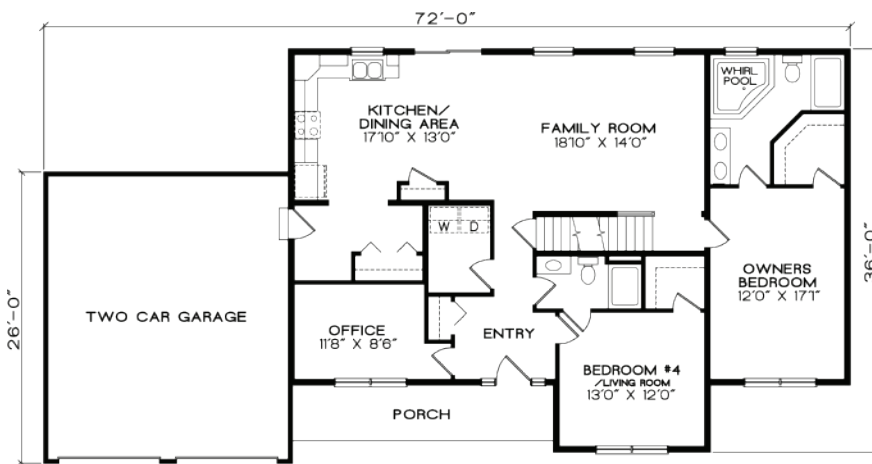
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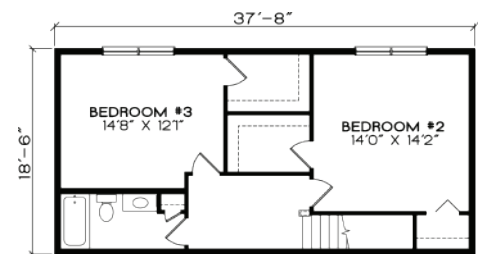
SECOND FLOOR

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FIRST FLOOR



SECOND FLOOR

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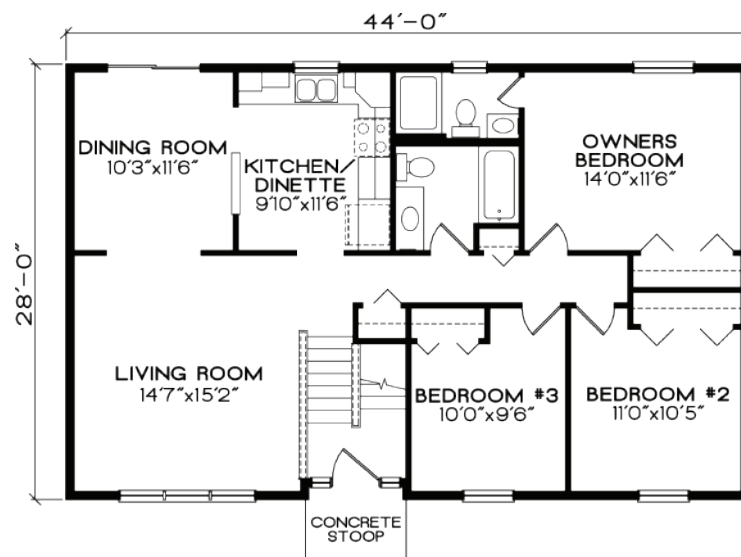
BI-LEVEL, RAISED RANCH & SPLIT LEVEL FLOOR PLANS



THE HARTFORD

1,227 SF

3 BEDROOMS
2 BATHROOMS



FLOOR PLAN

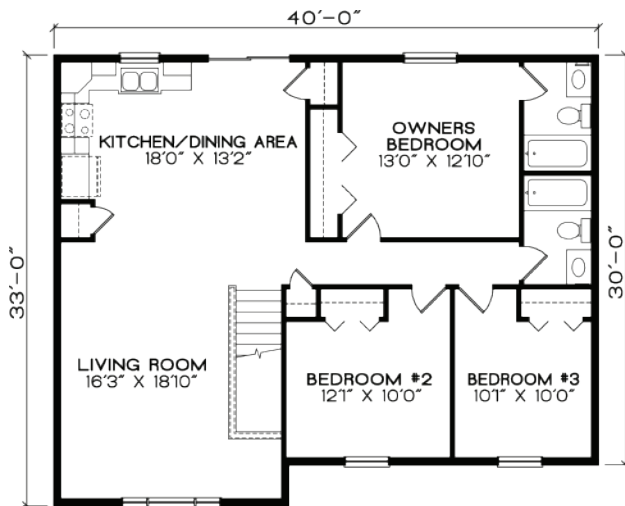
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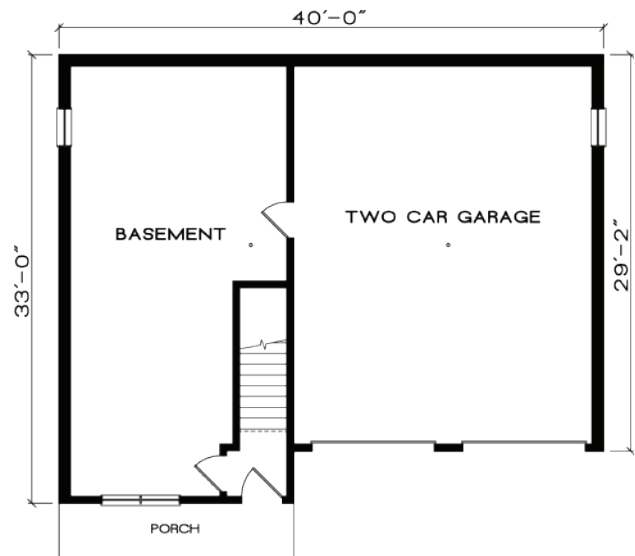
THE GLENDALE

1,318 SF

3 BEDROOMS
2 BATHROOMS



FIRST FLOOR



UNFINISHED LOWER LEVEL

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“

Fine Line Homes turned our property into paradise. From start to finish, their products, patience, and professionalism transformed our dream into reality. We absolutely love our home and so does everyone who comes to visit. The continuous compliments from others verifies our decision.

- Jeffrey Molinaro & Kimberly Zamonas





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HOMES

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Harrisburg, PA 17111
717.561.2040

HAZLETON

596 Susquehanna Boulevard
Hazle Township, PA 18202
570.455.3324

LEWISBURG

1189 Westbranch Highway
Winfield, PA 17889
570.524.7333

STATE COLLEGE

1426 Benner Pike
State College, PA 16801
814.237.5581

SAYRE

29720 Route 220
Athens, PA 18810
570.888.4676

WINSTON-SALEM

8075 North Point Blvd.
Winston-Salem, NC 27106
336.413.1400