

## DETACHED CAREFREE LIVING CONDOS STARTING AT LOW \$400,000s

1,700+ // 1,900+ // 2,200+ SQ.FT. FLOOR PLANS  
WALKOUT BASEMENTS, WOODED & POND VIEW LOTS



# DETACHED CAREFREE LIVING CONDOS

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## EXTERIOR FEATURES

- Andersen Silver Line® Windows (Vinyl)
- HardiePlank® Siding
- 30 Year Dimensional Shingles - Weathered Wood
- Front Door - 2 Panel - Colors Vary
- Exterior Lighting by Front Door & Garage
- Soffit & Roof Venting
- 2 Car Garage with Carriage Insulated Garage Door
- Covered Patio
- Asphalt Drives
- Two Hose Bibbs
- Individual Mailbox
- Alternate Front Elevations Available
- Optional Rear Screened Porch

## WALKOUT OPTIONS

- Additional Door & Window Package
- Exposed Aggregate Concrete Patio
- Deck on Main Level with Stairs to Lower Level
- Mechanical Room with Furnace, Hot Water Tank & Sump Pump

## BASEMENT OPTIONS

- 8 ft. 8 in. Poured Concrete Foundation
- Bath Rough-in
- 3' x 5' Oversized side windows
- 1 Egress Windows (Unit Rear)
- Exterior Basement Waterproofing System
- Optional Finished Basement with Bedroom, Bathroom & Wet Bar

## INTERIOR FEATURES

- First Floor Master Suite
- 9 ft. Ceilings - First Floor
- Ceiling Fan Rough-in First Floor Bedrooms
- Foyer Coffered Ceilings
- Carpet in Bedrooms & Den/Study
- Hardwood Floors in the Foyer, Kitchen, Great Room & Adjoining Closets
- Tile Floor in Baths & Laundry Room
- White Base Trim/Shoe in Hardwood Areas
- White Crown Molding in the Master Bedroom, Study & Foyer
- Iron Balusters Staircase
- Closet Organizer System Master Bedroom
- Fully Dry Walled Garage
- Second Floor Rough-in to Drywall with ¾ Bath Rough-in.
- Optional Finished Second Floor
- 200 AMP Electric Panels
- Furnace A/C Carrier® 2.5 Ton 13 Seer
- 50 Gallon Electric Bradford Hot Water Tank

## KITCHEN FEATURES

- 42 in. Merillat Cabinets
- Under Cabinet Lighting
- Solid Surface Counters - Granite or Quartz
- Frigidaire Gallery® Stainless Steel Appliances
- Several Traditional & Modern Faucet Choices
- Pantry
- Optional Range Hood

## BATH FEATURES

- Framed Clear Glass Shower Stall
- Solid Surface Counters - Granite or Quartz
- Double Sink Vanity in the Master Bath
- Second Bath - Tub & Linen Closet

## GREAT ROOM FEATURES

- Gas Fireplace
- Homestead Delta Mantle

## AMENITIES

- Landscaped Entry & Units with Natural & Maintained Open Spaces, Pond with Fountain, Walking Paths & Sidewalks Maintained by the HOA
- Buckeye Valley School System
- Close Proximity to Scioto Reserve & Kinsale Golf Course
- Convenient to Downtown Powell, Dublin & Delaware
- Minutes from Columbus Zoo & Zoombezi Bay, Ohio Wildlife Center & State Parks, Scioto River & Yacht Club & Many Other Recreational Destinations



For illustration purposes only, we strive for continuous improvement reserving the right to modify and refine designs, square footage, dimensions, floor plans, and other features of this plan. Scale is approximate and subject to normal construction variances and tolerances.