

## DETACHED LOW-MAINTENANCE LIVING CONDOS

1,783 – 4,349 SQ.FT. – 3 OPEN FLOOR PLANS – 7 SMART EXTERIOR ELEVATIONS  
PRIVATE 20 LOT COMMUNITY WITH GOLF COURSE & POND VIEWS



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# DETACHED LOW-MAINTENANCE LIVING CONDOS

1,783 – 4,349 SQ.FT. FLOOR PLANS

## OUR STANDARD FEATURES & OPTIONS

### 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 Style Garage Door
- Covered Patio
- Asphalt Drives
- Two Hose Bibbs
- Alternate Front Elevations Available
- Optional Rear Screened Porch

### GREAT ROOM FEATURES

- Gas Fireplace
- Homestead Delta Mantle

### BATH FEATURES

- Solid Surface Counters – Granite Standard
- Double Sink Vanity in the Master Bath
- Second Bath - Tub & Linen Closet

### 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
- Metal Balusters Staircase
- Dry Walled Garage & Door Opener
- Optional Finished Second Floor
- 200 AMP Electric Panels
- Furnace A/C Bryant® 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

### BASEMENT OPTIONS

- 8 ft. 8 in. Poured Concrete Foundation
- Exterior Basement Waterproofing System
- Optional Bath Rough-in
- Optional Finished Basement with Bedroom, Bathroom & Wet Bar

### AMENITIES

- Landscaped Entry & Units with Natural & Maintained Open Spaces, Pond with Fountain, & Sidewalks Maintained by the HOA
- Olentangy 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.