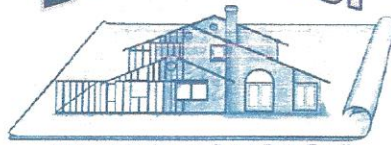


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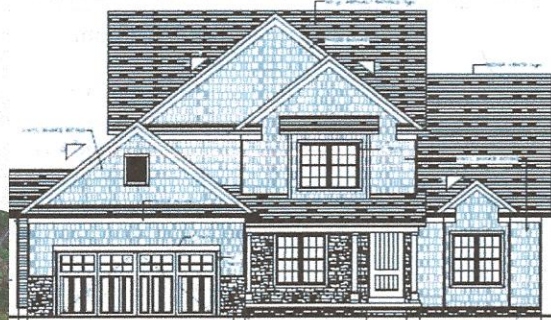


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Under Construction: STILL TIME TO MAKE SELECTIONS!

"Creekside"

This "RITE SIZED" home has it all for the growing family as well as empty nesters. Creekside is a 2580 square foot, 1st floor master bedroom with three bedrooms up. Open two story great room, gorgeous gas fire place, beautiful laminate wood flooring welcomes you as you enter the open foyer. Kitchen has island with granite breakfast bar. The de-stressing drop zone, smartly located at owner's entrance, will come in handy for daily organization. Generous sized laundry room with folding table, half bath near garage with ceramic tile, amazing views from the kitchen, breakfast, great room, and master bedroom overlooking the active creek. Walkout basement adds additional enjoyment. It doesn't end here: call to view this home.

OUR FEATURES INCLEDED IN THIS HOME ARE:

- 9' ceilings on first floor
- Wood laminate floor in foyer, hall, breakfast, and kitchen
- Ceramic tile in half bath off first floor hall
- Formal dining room with deco ceiling
- Laundry room on first floor
- Open kitchen, breakfast and great room
- Two story great room with rails crafted out of wrought iron
- Pantry near kitchen
- Gas fireplace in great room
- 2 ½ car garage
- Hot and cold water in garage as well as floor drain
- Granite countertops in kitchen
- Energy Rated home with spray in insulation, R-21 and R-15 in walls and R-48 ceiling insulation
- Lennox Hi efficiency 95+ furnace
- Master bedroom on 1st floor with walk in closet. Bath has soaking tub, 5 foot ceramic tile shower with windows over both
- Three upstairs bedrooms
- Spacious closets in bedrooms
- 4" drain tile inside/outside foundation
- Rough in for bath in basement
- Address stone on garage wall
- Alside double hung Energy Rated windows
- 3' 6" x 8' front entry door
- Stainless steel microwave, range and dishwasher
- Landscape allowance optional



Model Home Nearing Completion

211 Hidden Glen Trail

Chardon, OH 44024

Great Room

- 18' x 17'
- 18' ceiling height
- Fireplace with custom finishes
- Wall of windows

Den (first floor)

- 12' x 10'

Formal Dining Room

- 12' x 12'

Front Door

- 3' 6" wide x 8' tall

Kitchen & Dinette

- 26' x 12' 6"
- Umber stained main cabinets with antique white island with breakfast bar
- 6' sliding door to deck
- Granite counter in kitchen

Laundry Room

- First floor 8'8" x 9'6"

- Stainless steel kitchen appliances
- Poplar with wrought iron spindles
- Finish walk out basement
- 13 course basement
- 95+ high efficiency furnace
- High efficiency water heater
- Alside maintenance free vinyl windows (double hung)
- 30 year dimensional shingles
- Private backyard with wooded view of creek
- Wood laminate flooring in kitchen, dining room, foyer, and hallway
- Landscaping available

Master Bedroom

- 13' x 15'
- Master bath with soaking tub, separate 5' ceramic tile shower
- Walk in closet

Bedroom #2 (second floor)

- 12' x 12'

Bedroom #3

- 12' x 12'

Bedroom #4

- 12'6" x 12"

Bathroom (Up)

- Double bowl sinks with linen closet in second floor bath

Basement

- Partial finished walk out (Approx. 940 Sq. Ft.)
- Underground plumbing rough in for future bath

Lot Size

- 12,610 Square Feet
- 75' x 160'

School Districts: Chardon

Finished Square Feet: 2580

Walk Out Basement Includes

- Additional 940 square feet framed in
- Full bathroom also roughed in basement

Bedrooms: 4

- Master on First Floor
- Three additional bedrooms on second floor

Garage

- 2 ½ car
- H/C water & drain in garage
- Overhead decorative door with glass