



## 2019 Fall Parade of Homes – Home Details and Driving Directions

### Home 1

**Builder:** *Ryan Homes*

**Website:** [www.RyanHomes.com](http://www.RyanHomes.com)

**Address:** 1217 Red Map Drive, Troy OH 45373

**Subdivision:** Stonebridge Meadows

**Price:** \$426,895

**Description:** One of our most contemporary designs, the Dunkirk features luxury - as you walk into the foyer, you will immediately be struck by the bright, open, and airy floorplan. The Dunkirk comes complete with four bedrooms, two full bathrooms, and laundry room on the second floor.

**Directions:** Take I-75 to Exit 73 (OH-55). Turn west onto OH-55. Turn right onto Barnhart Road, then turn left onto OH-718. The community will be on your left.

### Home 2

**Builder:** *Ryan Homes*

**Website:** [www.RyanHomes.com](http://www.RyanHomes.com)

**Address:** 998 Cedar Grove Drive, Monroe OH 45371

**Subdivision:** Cedar Grove

**Price:** \$341,335

**Description:** The Columbia model features a gorgeous exterior with a covered entry and rear covered porch. The first floor has an open layout with a study, family room, kitchen with a huge island, dinette, and powder room. The second floor features four large bedrooms, laundry room, and two full bathrooms.

**Directions:** Take I-75 to Exit 69 (County Road 25A). Turn left onto County Road 25A, then turn right onto W. Kessler-Cowlesville Road. The community will be on your left.

### Home 3

**Builder:** *Inverness Homes*

**Website:** [invernesshomesusa.com](http://invernesshomesusa.com)

**Address:** 2007 Silver Linden Drive, Tipp City, OH 45271

**Subdivision:** Carriage Trails

**Price:** \$466,565

**Description:** New Model! Gorgeous 5 bedrooms, 3 baths, 3000+sq. ft. home features three-car garage, open foyer, formal dining room, gourmet kitchen with island and large great room. Spacious Owner's Suite features oversized walk-in closet, shower, bath and spit vanities.

**Directions:** Take I-70 to exit 36. OH-202/Troy Pike N. Carriage Trails is on the right, before US-40.

## Home 4

**Builder:** *Ryan Homes*

**Website:** [www.RyanHomes.com](http://www.RyanHomes.com)

**Address:** 3212 River Downs Court, Huber Heights, OH 45424

**Subdivision:** Lexington Place Subdivision

**Cost:** \$TBD

**Description:** The Allegheny, where busy families can come together just as easily as they can spread out. With the family room open to the dining area and kitchen, you'll never miss a beat. Upstairs, up to four bedrooms, or three with a loft, while the second-floor laundry makes chores a breeze.

**Directions:** Take I-70 to Rt. 202 South for 1.5 miles. Turn right on Chambersburg Road. In 1 mile, the community will be on your left.

## Home 5

**Builder:** *Inverness Homes*

**Website:** [invernesshomesusa.com](http://invernesshomesusa.com)

**Address:** 1016 Brehm Blvd, Fairborn, OH 45324

**Subdivision:** The Bluffs on Trebein

**Price:** \$357,750

**Description:** Three bedroom with loft, 3.5 bath, 3,480 sq. ft. home features well-appointed kitchen and nook, two-story great room with gas stone fireplace and dining room. First floor owner's suite features tray ceiling, bathroom with shower with seat, double-sink vanity and large walk-in closet. Finished rec room features bar with entertainment space and bathroom.

**Directions:** From I-675, take exit 20 to E Dayton Yellow Springs Rd. Turn left on Trebein Rd. Bluffs on Trebein is .5 mile on right.

## Home 6

**Builder:** *Ryan Homes*

**Website:** [www.RyanHomes.com](http://www.RyanHomes.com)

**Address:** 2175 Creswell Dre, Beavercreek, OH 45434

**Subdivision:** Nathaniel's Grove Subdivision

**Cost:** \$TBD

**Description:** The Hudson is designed to fit the way you live, even when the way you live changes. The huge island and living space can open to a covered porch. A second-floor owner's suite features a spa-like bath and two huge closets. Choose an extra bath, loft, or bonus room.

**Directions:** From I-675, take Exit 17 (N. Fairfield Rd.). Use the right 2 lanes to turn right onto N. Fairfield Road. In .3 miles, turn left onto New Germany Trebein Rd. Continue for 2.1 miles; then turn right onto Beaver Valley Rd. In .7 miles, the community will be on the left.

## Home 7

**Builder:** *Montgomery County Land Bank*

**Website:** [www.mclandbank.com](http://www.mclandbank.com)

**Address:** 709 Ernroe Dr., Dayton, OH 45417

**Subdivision:** Pineview

**Price:** \$60,900

**Description:** Carefree living! Totally renovated 3 bedroom, 1 bath ranch style home conveniently located just minutes from downtown, U.S. 35 and I-75

Open floor plan, kitchen island, new roof, plumbing and electric. All new siding. Energy Star rated windows replaced 2019. Separate laundry/utility room. All appliances included.

**Directions:** From I-75 go west on U.S. 35 and exit at S. Gettysburg Ave. Turn south onto S. Gettysburg Ave. Turn left at light onto Lakeside Dr. Right onto Oakleaf Dr. Left on Derbyshire. Turn right onto Ernroe Dr

## Home 8

**Builder:** *Montgomery County Land Bank*

**Website:** [www.mclandbank.com](http://www.mclandbank.com)

**Address:** 810 Oak Leaf Dr., Dayton, OH 45417

**Subdivision:** Pineview

**Cost:** \$84,000

**Description:** Charming 3 bedroom, 1 bath Cape Cod completely renovated from top to bottom. New roof, kitchen, bath, mechanicals, and upgraded electrical and plumbing. Full basement has been waterproofed with warranty that transfers to new owner. Minutes from downtown, US-35 and I-75.

**Directions:** From I-75 go west on U.S. 35 and exit at S. Gettysburg Ave. Turn south onto S. Gettysburg Ave. Turn left at light onto Lakeside Dr. Right onto Oak Leaf Dr.

## Home 9

**Builder:** *G.A. White*

**Website:** [www.buildgawhite.com](http://www.buildgawhite.com)

**Address:** 1481 White Barn Trail, Beaver Creek Twp., OH 45385

**Subdivision:** White Barn Trails

**Cost:** \$899,900

**Description:** Nearly 5,000 sq. ft. ranch at White Barn Trails in Beaver Creek. Home features gourmet kitchen, open concept living, 4 bedrooms, and 3 bathrooms. Many upgrades including pond view, Jenn-Air appliances, luxury quartz counters and more!

**Directions:** From Dayton: Take US-35 East towards Beaver Creek. Take a Left onto Trebein Road. Take a right onto Turfland Blvd. South, Take a left on White Barn Trails. First house on the Right.

## Home 10

**Builder:** *MI Homes*

**Website:** [www.mihomes.com](http://www.mihomes.com)

**Address:** 1115 Asbury Court, Beavercreek Twp., OH 45385

**Subdivision:** Stonehill Village

**Cost:** \$558,500

**Description:** The Ainsley II features hardwood floors, gourmet kitchen, great room with coffered ceiling and stone fireplace. Also includes 4 bedrooms, Owner's suit with large walk-in shower, 3.5 baths, 2 home offices and wine room.

**Directions:** From Xenia, take US-35 West, turn right onto Trebein Road. Property located ½ mile on the left. If using GPS enter 1115 Asbury Court, Xenia, OH 45385.

## Home 11

**Builder:** *Charles Simms Development*

**Website:** [www.simmsdev.com](http://www.simmsdev.com)

**Address:** 647 Angler Court, Beavercreek, OH 45430

**Description:** The Cottages of Beavercreek's newest floor plan, The Chesapeake is making it's debut. The 2 story, double master suite home with a loft comes with two levels of luxury cottage-style living. Designed with an open floor plan in mind with 2.5 baths and cottage style trim. Maintenance free living means you do not have to worry about yardwork while enjoying your brand new home. Gas fireplace to ceiling, cathedral ceilings with two skylights, grand two story foyer is perfect for any level of entertaining.

**Directions:** From the Greene Town Center, take a right onto County Line Road heading north; after .75 miles, turn right onto Cottage Park Drive.

## Home 12

**Builder:** *Justin Doyle Homes*

**Website:** [www.justindoylehomes.com](http://www.justindoylehomes.com)

**Address:** 2301 Signature Drive North, Beavercreek, OH 45385

**Subdivision:** County Club of the North

**Cost:** \$910,000

**Description:** Home features limestone exterior with black windows. Countless amenities include chef's kitchen with Thermador appliances, island, hidden pantry, and Cambria. Finished lower-level features custom wine rack, wet bar, an entertainment area, and two bedrooms. Master's retreat is outfitted with a walk-in shower, freestanding tub and massive walk-in closet.

**Directions:** Take US-35 East. Turn right onto Factory Road. Turn left onto Indian Ripple Road. Turn left onto Signature Drive North. Home will be on the right.

## Home 13

**Builder:** *Ryan Homes*

**Website:** [www.ryanhomes.com](http://www.ryanhomes.com)

**Address:** 3986 Oak Creek Drive, Sugarcreek Township, OH 45440

**Subdivision:** Oak Brooke Subdivision

**Price:** \$TBD

**Description:** The Normandy is the perfect choice for those seeking a spacious living environment and luxurious features. From the open layout of the first-floor living areas to the gorgeous design of the owner's suite, you'll love living in the Normandy.

**Directions:** From I-675 take Exit 7 and head North on Wilmington Pike Rd. Turn Right onto Feedwire Rd, and then Left onto Little Sugarcreek Rd. Community will be on your Right.

## Home 14

**Builder:** *Inverness Homes*

**Website:** [invernesshomesusa.com](http://invernesshomesusa.com)

**Address:** 1555 Chestnut Grove Court, Bellbrook, OH 45305

**Subdivision:** Landings at Sugarcreek

**Price:** \$639,950

**Description:** New! Magnificent 4 bedrooms, 5 baths, 3,770+ sq. ft. home featuring two-story goyer and great room with floor-to-ceiling stone gas fireplace, dining room, study, gourmet ktiche with large island, morning room and mud room. Spacious owner's suite has large shower with seat, double vanities and walk-in closets. Second story laundry and finished rec room.

**Directions:** Take I-675 N to exit 7 for Wilmington Pike toward Bellbrook. Left onto Wilmington Pike. Right on Feedwire. Right on Upper Bellbrook Rd. Destination on right.

## Home 15

**Builder:** *Charles Simms Development*

**Website:** [www.simmsdev.com](http://www.simmsdev.com)

**Address:** 9490 Banyan Court, Centerville, OH 45458

**Subdivision:** Savannah Place at Yankee Trace

**Cost:** \$404,900

**Description:** Savannah Place at Yankee Trace is a premier community located in the heart of the Yankee Trace community. With two separate floor plans, both including first floor master suites, granite kitchen countertops, GE Profile Appliances, gas fireplace, sun room, free standing tubs, walk in showers, and 2 and 3 car attached garages. Maintenance free living, 2 swimming pools, 2 tennis courts, and hiker/biker trails.

**Directions:** Take 725 E, turn right onto Yankee St, turn left onto Yankee Trace Drive. Follow into roundabout and see signs for model/new construction. Located next to Yankee Trace Tennis Courts and Swimming Pool.

## Home 16

**Builder:** *Charles Simms Development*  
**Website:** [www.simmsdev.com](http://www.simmsdev.com)  
**Address:** 1002 Parklake Row, Springboro, OH 45066  
**Subdivision:** Parkside Row  
**Price:** \$242,900

**Highlights:** The Hyde Park is a beautiful 3 story urban townhome design with an all brick exterior and maintenance free living. With an attached 2 car garage, this townhome has a large granite kitchen island and a 9' open truss ceiling on the living level. Hardwood floor blankets the first two levels with a beautiful brick accent wall in living room. 2-3 bedroom designs with 2.5 baths. Only 4 home sites remain.

**Directions:** Take Springboro Pike (State Route 741) to West on Village Park Drive (across from Dorothy Lane Market). Parkside Row will be on your Right.

## Home 17

**Builder:** *Ryan Homes*  
**Website:** [www.ryanhomes.com](http://www.ryanhomes.com)  
**Address:** 1953 Stone Creek Blvd, Springboro, OH 45458  
**Subdivision:** Winding Creek Subdivision  
**Price:** \$TBD

**Description:** The Columbia model features a gorgeous exterior with a covered entry and rear covered porch. The first floor has an open layout with a study, family room, kitchen with huge island, dinette, and powder room. The second floor features four large bedrooms, laundry room, and two full bathrooms.

**Directions:** From Centerville take State Route 48 South. Turn right onto Stone Creek Blvd., (just before you reach East Lytle 5 Points Rd.) home will be on the right.

## Home 18

**Builder:** *Inverness Homes*  
**Website:** [invernesshomes.com](http://invernesshomes.com)  
**Address:** 3401 Greycliff Trail, Franklin, OH 45005  
**Subdivision:** Trails of Greycliff  
**Cost:** \$359,855

**Description:** This beautiful 4 bedroom plus loft, 3 bath, 2,500 sq. ft. ranch home features brick/stone and beaded siding, stunning gourmet kitchen, arched openings, stone gas fireplace and morning room. Owner's suite features deluxe master shower with double-sink vanity. Full basement. Located in Franklin Twp., Springboro School district.

**Directions:** From Dayton, take I-75 S to OH-122 (Middletown exit). Left (East) on OH-122. Travel 3 miles to community on left.

## Home 19

**Builder:** *HBS Development*

**Website:** [www.simmshomes.com](http://www.simmshomes.com)

**Address:** 3738 Colton Court., Lebanon, OH 45036

**Subdivision:** Country Creek

**Cost:** \$995,000

**Description:** This beautiful Prairie style home boast 5,013 sq. ft. of transitional luxury with a vacation worthy setting. The Stunning open layout is made for entertainment. A beautiful master suite with three additional bedrooms makes this the perfect family home.

**Directions:** Take I-75 to Ohio exit #36 State Route 123 Franklin/Lebanon. East on State Route 123. North on State Route 741. Very quickly the development will be on the right. Right onto Hadley Way. Left on to Colton Court.

## Home 20

**Builder:** *Vita Modern Homes*

**Website:** [www.vitamodernhomes.com](http://www.vitamodernhomes.com)

**Address:** 3767 Colton Court, Lebanon, OH 45036

**Subdivision:** Country Creek

**Price:** \$1,069,000

**Description:** Luxurious modern ranch with 5,557 sq. ft. on wooded cul-de-sac featuring 5 bedrooms, 3.5 baths and upscale amenities. Stunning views, floor-to-ceiling Anderson windows, see-through glass office, imported Italian self-healing kitchen cabinets, spa-like master bath with floating cabinets.

Theater, basement bar, and walkout basement and home gym

**Directions:** Take SR 741 S. Turn left on Hadley Way and Left on Colton Court. Or take I-75 S to exit #36 State Route 123 Franklin/Lebanon. East on State Route 123. North on State Route 741. Very quickly the development will be on the right. Right onto Hadley Way. Left on to Colton Court.

## Home 21

**Builder:** *Diyanni Homes*

**Website:** [www.diyannihomes.com](http://www.diyannihomes.com)

**Address:** 1784 Cedar Trace Drive., Lebanon, OH 45036

**Subdivision:** Cedar Trace

**Price:** \$769,250

**Description:** The Siena is over 4,100 sq. ft. including finished basement. This ranch plan has 3 bedrooms, 3.5 bathrooms and a dual-use study or guest bedroom. Homebuyers will appreciate the high and vaulted ceilings with beautifully appointed details, wine bar, chef's pantry and open floor plan.

**Directions:** From I-75 S take OH-123 exit toward Franklin/Lebanon. Turn left onto SR 123/OH-123, turn left onto W. Silver St/OH-123, turn right onto N. Mechanic Street, turn left onto E Main Street/OH-123, and turn right onto Cedar Trace Drive. Home on the right.