

UNIT

B

Living Area  
2,268 Square Feet



**FRONT ELEVATION**



**REAR ELEVATION**

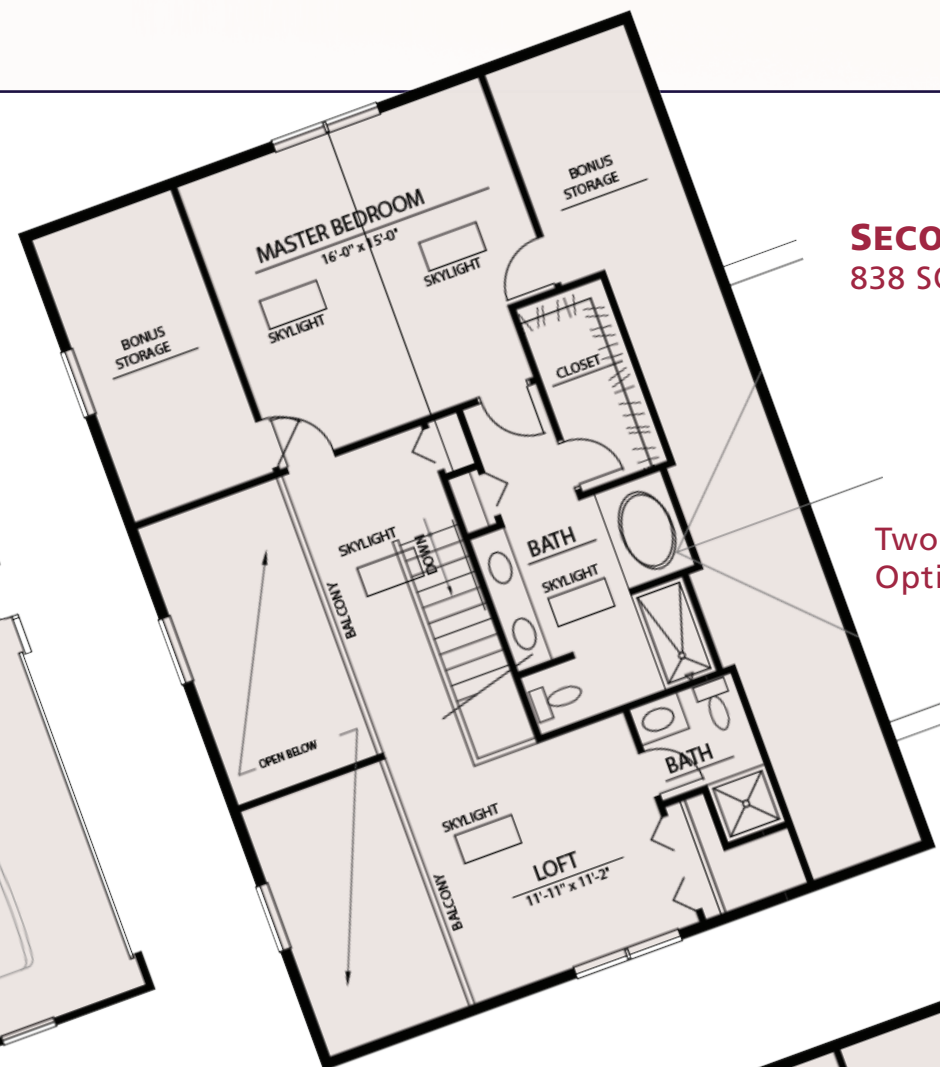


THE VILLAGE AT  
**HERON CREST**  
heroncrest.us

## FIRST FLOOR 1,430 SQ. FT.



## SECOND FLOOR 838 SQ. FT.



### Two-Bedroom Option

This versatile 2-story home is available in 2 options – 2 bedrooms with a loft or 3 bedrooms. The first floor has an open floor plan with a gourmet kitchen that looks into the breakfast room and great room – perfect for entertaining. Just off the breakfast room/great room is a large outdoor deck that provides additional living space for family gatherings or dining al fresco.

Between the kitchen and breakfast room is a breakfast bar that provides additional seating or a place for guests to gather near the kitchen.

The first floor also has a formal dining room that can double as a study, as well as a den that can double as another bedroom. For added convenience, the first floor has a spacious full bath and laundry room.

Both second floor plans feature an expansive master suite with bonus storage, a walk-in closet and skylights in the bedroom and master bath. The large master bath features a garden tub and large shower, both bathed in natural light from the centrally located skylight.

The optional loft overlooks the kitchen and dining room/study and features skylights to brighten the space, even on the dreariest winter days. The loft has an adjacent full bath, making it even more versatile – whether you choose to use it as a home office, studio, library, game room or another purpose that best meets your needs.

The optional 3-bedroom plan without the loft still has the balcony and open area that overlook the kitchen, contributing to the home's overall spaciousness. With this plan, you gain a third bedroom with its own bath. The large bedroom boasts a skylight to give the room plenty of natural light.

This home also features a fireplace in the great room, 2-car garage and full basement.

### Three-Bedroom Option





## IMAGINE THE POSSIBILITIES WITH THE VILLAGE AT HERON CREST

The Village at Heron Crest is a community of traditional single-family homes conveniently located near the scenic Cuyahoga Valley National Park.

Just minutes away from downtown Akron and Cuyahoga Falls, the Village at Heron Crest also gives you easy access to the area's best dining, shopping and cultural destinations.

This location provides the ideal setting to build the custom home of your dreams, whether you have existing home plans or want to use one of our home designs as a starting point. Our home plans bring together many of the features today's home owners want – from first-floor master suites to open floor plans.

### BASIC LOT / DEVELOPMENT FEATURES

to support your maintenance-free lifestyle:

Our premier wooded lots offer a great location for your custom home, along with maintenance agreements, so you can spend less time maintaining your new home and more time pursuing your passions.

- Complete landscaping installation
- Lawn care, snow removal and trash removal
- City water and sewer

### AVAILABLE FEATURES AND AMENITIES INCLUDED:

- Customer choices in design and finishes
- Painted interior trim moldings
- Several different door and lockset style options
- Custom cabinetry in the kitchen and baths
- Customer choices in ceramic tile or 3/4" hardwood flooring in foyer
- Decorative lighting allowance
- Delta / Moen faucets
- High-efficiency gas furnace
- High-efficiency gas hot water tank
- Pella ProLine vinyl double hung windows
- Vinyl lap siding
- Decorative exterior moldings (per elevation)
- 30-year architectural shingles
- Cultured stone on front foundation wall
- 12 course basement
- Pella exterior doors with sidelights
- Insulated garage doors with openers

As the exclusive realtor for the Village at Heron Crest, Greg Lehrer and his team will guide you through the entire custom home-building process.



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