



# HOMEARAMA TOURING EDITION

**JULY 26 – AUGUST 11, 2019**

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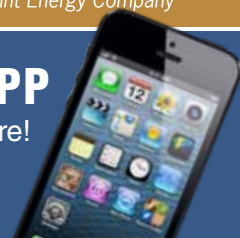
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## A LETTER FROM THE PRESIDENT

Welcome to 2019 Homearama Touring Edition presented by Vectren!

Produced by the Home Builders Association of Dayton to showcase the area's best of the best, the Homearama Touring Edition presented by Vectren provides the Dayton community an opportunity to explore the latest trends and grandest innovations in home design, energy efficiency, green building applications, new home choices and so much more.

This scattered-site tour of the Miami Valley's most inspiring homes is a can't-miss event for anyone looking for their next home, remodeling their current home, or wanting to see the latest in architecture and design. This year, guests can visit nine homes ranging from green high performing homes to suburban luxury. Whether you are looking for a new home or ideas to remodel your current home, the Homearama Touring Edition presented by Vectren has something for everyone!

On behalf of the entire HBA membership, I would like to recognize and thank the participants of this year's Homearama Touring Edition presented by Vectren. The HBA Builders for the 2019 Homearama Touring Edition presented by Vectren show include: Charles V. Simms Development Corp, Clearcreek Custom Builders, County Corp, Daniel DeVol Custom Builder, G.A. White Homes, HBS Development Inc., Justin Doyle Homes, Oberer Homes and Peebles Homes. Each of these builders and their staff are dedicated professionals who are committed to using superior construction and craftsmanship to create spectacular homes.

Homearama would not be possible without the tremendous support it receives from our valued partners. The entire HBA would first like to thank our title sponsor since the inception of the scattered-site format, Vectren. Vectren's generosity and support each year ensures that the Homearama Touring Edition can continue to grow and thrive.

The HBA would also like to thank its Premier Media Sponsor, Cox Media Group Ohio; ticket partner, Kroger, and Mortgage Lender Partner, Union Savings Bank; Gold Sponsor, 84 Lumber; Media Partners, Dayton Business Journal, House Trends, and Key Ads; Radio Partner, Alpha Media; and 2019 Homearama Home Photographer, Dayton Home Photo. Our sincere thanks go to Fifth Third Bank, 84 Lumber, Union Savings Bank, and Great Clips for their donation of Homearama tickets to active duty military personnel.

Finally, the HBA thanks Homearama sponsors Dayton Area Board of Realtors, Fifth Third Bank, and Great Clips; as well as Homearama supporters, Furrey Marketing, Minuteman Press of Centerville, and So Easy Signs.



Whether you are a prospective new home buyer or simply in search of ideas to update your current home, I know that you will find exactly what you are looking for in the Home Builders Association of Dayton's 2019 Homearama Touring Edition presented by Vectren.

Thank you for attending; please enjoy the show!

Sincerely,



Dona Niswonger

2019 President, Home Builders Association of Dayton

P.S. Before you head out, download the Dayton Homearama app for FREE from the Apple App Store or Google Play or check out the Dayton Homearama Touring Edition presented by Vectren website – [DaytonHomearama.com](http://DaytonHomearama.com), to find home and builder information, plus driving directions, maps, and more.





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Homearama marketing materials designed by Furrey Marketing.



## 2019 HOMEARAMA LOCATION OF HOMES

Some homes are located in new developments or new phases of developments. If your GPS cannot find the physical address, please use the driving directions provided in this guidebook or the Dayton Homearama mobile app to navigate.

### Home #1 – County Corp

31 Hawthorn St. Dayton, OH 45402

### Home #2 – Peebles Homes

2760 Greenridge Circle, Beavercreek, OH 45431

### Home #3 – G.A. White Homes

1443 White Barn Trail, Beavercreek Township, OH 45434

### Home #4 – Justin Doyle Homes

2301 Signature Drive North, Beavercreek, OH 45385

### Home #5 – Charles V. Simms Development Corp

9490 Banyan Court, Centerville, OH 45458

### Home #6 – Oberer Homes

1018 Reeder Circle, Dayton, OH 45458

### Home #7 – Daniel DeVol Custom Builder Inc.

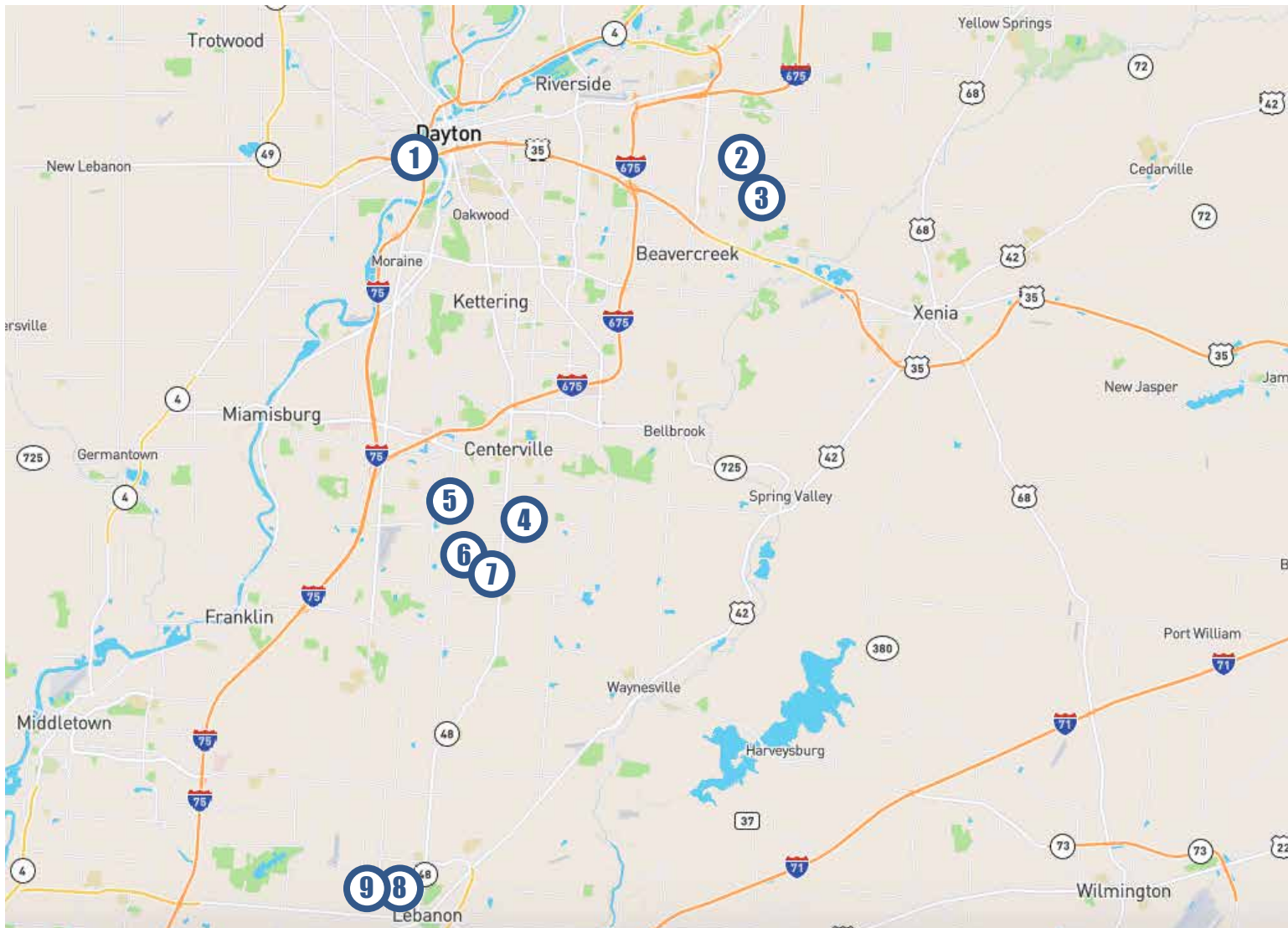
8534 Silver Oak Court, Springboro, OH 45066

### Home #8 – Clearcreek Custom Builders

2430 Berkley Court, Lebanon, OH 45036

### Home #9 – HBS Development Inc.

3738 Colton Court, Lebanon, OH 45036



## 2019 HOMEARAMA DRIVING DIRECTIONS

### Home #1 – County Corp – The Wright Dunbar

**FROM THE NORTH:** Take I-75 South to Exit 53A toward Third Street. Turn right on West Third Street. Turn left on Shannon Street. Shannon Street turns right and becomes Mike Sells Way. Mike Sells Way turns right and becomes Hawthorn Street. Home is on the left.

**FROM THE SOUTH:** Take I-75 North, take exit 52 for US-35 towards Eaton. Keep right and follow signs for OH-4/Germantown Street. Continue straight onto South Williams Street. Turn right on West Fourth Street. Turn right onto Hawthorn Street.

### Home #2 – Peebles Homes – The Rosebud

**FROM THE NORTH:** Take I-675 South to Exit 17 North Fairfield Road. Turn Left onto North Fairfield Road. Turn left onto Kemp Road. Turn right onto Creekview Trail. Turn right onto Greenridge Circle, home will be on the right at the end of the road.

**FROM THE SOUTH:** Take I-675 North to Exit 17 N Fairfield Road. Use right 2 lanes to turn right onto North Fairfield Road. Turn left onto Kemp Road. Turn Right onto Hidden Woods Blvd. Turn right onto Creekview Trail. Turn Right onto Greenridge Circle, home will be on the right at the end of the road.

### Home #3 – G.A. White Homes – The Lilly Pad

**FROM DAYTON:** Take U.S. Route 35 East towards Xenia. Turn Left onto Trebein Road. Turn Right onto Turfland Blvd. South (across from the large White Barn for Stonehill Village). Turn Left onto White Barn Trail. Arrive 1443 White Barn Trail.

**FROM XENIA:** Take U.S. Route 35 West towards Dayton. Turn Right onto Trebein Road. Turn Right onto Turfland Blvd. South (across from the large White Barn for Stonehill Village). Turn Left onto White Barn Trail. Arrive 1443 White Barn Trail.

### Home #4 – Justin Doyle Homes – The Stone Eagle

**FROM THE NORTH:** 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.

**FROM THE SOUTH:** Take I-675 North to exit 10 Indian Ripple Road. Turn right onto Indian Ripple Road. Turn left onto Signature Drive North. Home will be on the right.

### Home #5 – Charles V. Simms Development Corp – The Savannah

**FROM THE NORTH:** Take I-675 S to exit 2 Miamisburg Centerville Road/OH-725. Turn left onto Yankee Street. Turn left onto Yankee Trace Drive. Enter the Yankee Trace Drive roundabout. Make a right onto Banyan Court. Home will be on your right.

**FROM THE SOUTH:** Take I-75 North to exit 41 Austin Blvd. Turn right onto Austin Blvd. Continue onto Austin Road/Pike. Turn left onto Yankee Street. Turn right onto Yankee Trace Drive. Enter the Yankee Trace Drive roundabout. Turn right onto Banyan Court. Home will be on your right.

### Home #6 – Oberer Homes – The Maxwell

**FROM THE NORTH:** Take I-75 S to exit 41 Austin Blvd. Turn left onto Austin Blvd. Continue onto W Social Row Road. Turn right onto Sheehan, then left on Sweeney Drive. Take the next left onto Sarah Freeman Drive and left onto Reeder Circle to 1018.

**FROM THE SOUTH:** Take I-75 N to exit 41 Austin Blvd. Turn right onto Austin Blvd. Continue onto W Social Row Road. Turn right onto Sheehan, then left on Sweeney Drive. Take the next left onto Sarah Freeman Drive and left onto Reeder Circle to 1018.

### Home #7 – Daniel DeVol Custom Builder Inc. – The Stoneview Cottage

**FROM THE NORTH:** Take I-75 S to exit 41 Austin Blvd. Turn left onto Austin Blvd. Turn right onto OH-741 Springboro Pike. Turn left onto E Lytle 5 Points Road/W Lytle-Five Points Road. Turn right onto Sycamore Trails Drive. Turn Right onto Country Brook Court. Turn right onto Silver Oak Court. Home will be on the right.

**FROM THE SOUTH:** Take I-75 N to exit 38 for OH-73 toward Franklin/Springboro. Turn right onto State Route 73. Turn Left onto Country Brook Court. Turn right onto Silver Oak Court. Home will be on the right.

### Home #8 – Clearcreek Custom Builders, LLC – The Welborn

**FROM THE NORTH:** Take I-75 South. Exit at Austin Landing (go East). Turn right onto SR 741, continue South, you will pass Springboro High School. Turn left into Country Creek Estates. Turn Right onto Colton. Turn Right onto Berkley (2430 Berkley Court is first house on Right).

**FROM THE SOUTH:** Take I-75 North. Exit at SR 122 Middletown (Go East). Turn Left onto SR 741. Turn Right into Country Creek Estates. Turn Right onto Colton. Turn Right onto Berkley (2430 Berkley Court is first House on Right).

### Home #9 – HBS Development, Inc. – The Aurora

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 #3738



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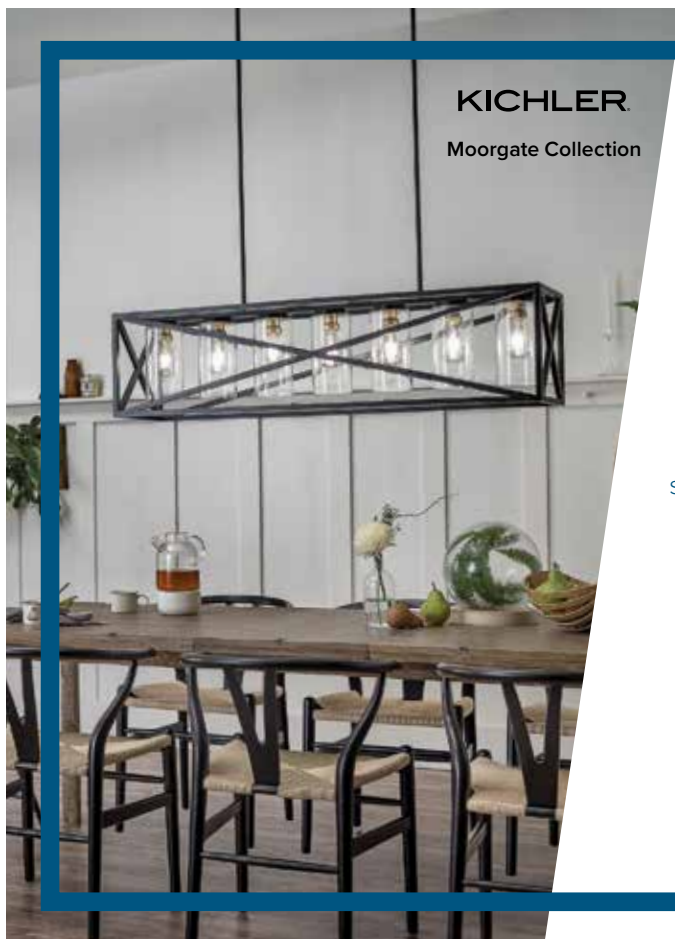
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# HOMEARAMA TOURING EDITION

PRESENTED BY VECTREN

A PRODUCTION OF THE  HOME BUILDERS ASSOCIATION OF DAYTON

## 2019 HOMEARAMA SPONSORS

The Home Builders Association of Dayton's 2019 Homearama Touring Edition presented by Vectren would not be possible without support from our valued partners. We thank each of our sponsors for their assistance and generosity!

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### TICKET PARTNER:



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### 2019 Homearama Home Photographer:



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## MESSAGE FROM OUR CHAIRMAN

Welcome!

Thank you for joining the Home Builders Association of Dayton at the 2019 Homearama Touring Edition presented by Vectren. Homearama has been a tradition of our Association and the Dayton region for more than 40 years and we know that participants will enjoy the touring edition show format.

Homearama is your best opportunity for choosing a new home, selecting a builder and viewing the latest home designs, styles, finishes and technologies. Nine houses throughout the Dayton region are featured in the 2019 Homearama presented by Vectren in numerous communities, and each of the homes showcase fine craftsmanship, the best of design, innovative efficiencies and the newest home products – all crafted by some of the area's finest builders. The styles and lifestyles of these nine homes include luxury condos, elegant single family home, and custom homes ; all of which are professionally decorated and range in price from \$150,000 to more than \$899,000. The diversity of homes show that there is truly something for every lifestyle!

The Home Builders Association of Dayton's 2019 Homearama Touring Edition presented by Vectren would not be possible without the support of our builder participants and their staff. They have all worked tirelessly to create beautiful homes and their talent is clear as you visit each home.

To make the most of your Homearama experience, here are some touring tips:

- Download the free Dayton Homearama mobile app from the Apple Store on iTunes or Google Play or visit **DaytonHomearama.com** for driving directions and the most up-to-date information on seminars and exhibitions at Homearama homes.
- Plan your route – your ticket is valid from the start of the show, until it concludes on Sunday, August 11, 2019.
- Wear comfortable shoes. **No heels permitted as they can scratch or damage flooring.**
- No food or beverages in the homes.
- Please leave backpacks or totes in your vehicle.
- Strollers and wet umbrellas must be left in the garage(s).
- Children must be in the same room with their adult chaperon.
- No animals, with the exception of service dogs, in the homes.
- Portable toilets are available outside the homes if you need to use the restroom.
- Ask questions! Homearama home builders or their representatives will be available to provide information about the builder, features of the home, subcontractors and suppliers. If a representative does not know the answer, they will be happy to collect your information and ask the builder or associate to contact you.

We thank you for your participation in the Home Builders Association of Dayton's 2019 Homearama Touring Edition presented by Vectren, please enjoy visiting the homes!

**Daniel DeVol and Josh Dungan**

2019 Homearama Touring Edition Committee Co-Chairman

## **AS A BONUS THIS YEAR WE HAVE ADDED IN-HOME EVENTS FOR ALL TO ENJOY...**

**Humane Society of Dayton will have an adoption event on Saturday, August 3rd from 11am to 2pm at Home #7 – Daniel DeVol Custom Builder Inc. – The Stoneview Cottage.**

**Follow us on Facebook or visit [DaytonHomearama.com](http://DaytonHomearama.com) for more events, information & details!**

## ABOUT THE HOME BUILDERS ASSOCIATION OF DAYTON

The Home Builders Association of Dayton is the voice of the residential building industry in our region and one of its most respected membership organizations.



**HOME BUILDERS**  
ASSOCIATION OF DAYTON

Founded in 1942, the Home Builders Association of Dayton has worked to build a better Dayton and make the American dream attainable for many homeowners throughout the Miami Valley region. The Association is an active organization which promotes and enhances the professionalism of home building and associated businesses in Montgomery, Greene, Preble, Butler, Warren and Darke Counties.

The mission of the Home Builders Association of Dayton is to make the Dayton region more attractive to businesses and residents. The Association helps to provide superior value in home ownership by promoting industry standards, educating its members and the community, providing exposure to consumers of its members' capabilities and advocating for responsible development.

The Home Builders Association of Dayton is comprised of nearly 400 residential building professional firms and friends of the industry, each of which is dedicated to the proposition that home ownership should be within the reach of every American family.

**Please contact the Home Builders Association of Dayton at 937-298-2900 or visit [HBADayton.com](http://HBADayton.com) to find a builder, remodeler or associate member who can build or improve your home!**

## 2019 HOME BUILDERS ASSOCIATION OF DAYTON LEADERSHIP

### 2019 EXECUTIVE COMMITTEE MEMBERS

#### President

Dona Niswonger  
Union Savings Bank

#### Vice President

Robi Simms  
Charles Simms Development

#### Treasurer

Richard Graf  
Hammerman, Graf, Hughes & Co.

#### Secretary

Greg Page  
Gregory S. Page Co., LPA

#### Immediate Past President

Josh Dungan  
JM Dungan Custom Homes

#### At-Large Associate Appointee

Chad Newdigate  
Flooring America

#### At-Large Builder Appointee

Erika Deady  
Oberer Homes

### 2019 BOARD MEMBERS

#### At-Large Builder Directors

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Rhoads Estate Homes, Inc.

Gina Coates  
Coates Custom Homes

#### At-Large Associate Directors

Cindy Gaboury  
Audio Etc...

Todd Casey  
84 Lumber

#### Appointee

Alex Melamed  
Green Generation Building Co.

Dale Winters  
Baughn Insurance Group

### 2019 COUNCIL CHAIRS

#### Large Volume Builders & Developers Council

Scott Dorsten  
Trails Partners LLC

#### Past Presidents Council

Adam Zengel  
Adam Zengel Builder

#### Small/Custom Builders & Remodelers Council

Molly Dullea  
RM Clemens Company

#### Sales and Marketing Associates Council

Alan Lee  
The Requarth Co.

### 2019 HOMEARAMA COMMITTEE

#### Committee Chair

Josh Dungan  
JM Dungan Custom Homes

Daniel DeVol  
Daniel DeVol Custom Builder Inc.

#### Committee Members

Todd Casey  
84 Lumber

Dona Niswonger  
Union Savings Bank

Evelyn Yaus  
Housetrends Dayton

Becky Bruce  
N2 Publishing

Bryan Furrey  
Furrey Marketing

Sushmita Jain  
Aerolux Blinds

#### Graphic Design / Marketing Materials

Bryan Furrey  
Furrey Marketing

### HOME BUILDERS ASSOCIATION OF DAYTON STAFF

#### Executive Director

Eric Ferrell

#### Membership & Marketing Coordinator

Jenna Robbins



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Dan Devol Custom Homes  
HBS Development

TROY LIGHTING  
Est. 1900



QUOIZEL



## #1 THE WRIGHT DUNBAR COUNTY CORP



### THE HOME

The Wright Dunbar home is located in the historic Dayton neighborhood where the Wright Brothers and their friend, the poet Paul Lawrence Dunbar, lived and worked. The home design pays tribute to the surrounding neighborhood and features amenities to meet the needs of today.

This Energy Star certified home is extremely efficient and features a 96% efficient furnace and tankless on-demand hot water. The home is visitable with a no-step entrance, 36" doors and entryways throughout the first floor with a first floor master bedroom. The three bedroom two full bath home also has a one-and-a-half car garage. The open kitchen features a beautiful bohemian tile backsplash and a full work area. The open floor design accesses the dining and living room areas. True Hickory hardwood floors are featured throughout the first floor. The second story features two bedrooms with large closets and a full bath accessible by both bedrooms and carpeting throughout.

The Wright Dunbar is located in a neighborhood featuring brick paved streets and all amenities within walking distance. It is just a short walk to access banking, pharmacy, shopping restaurants and downtown Dayton. The Dayton Aviation Heritage National Historical Park is two blocks away. It has easy access to the Miami Valley Bike Trails, River Scape's River Run, Sinclair College, the Levitt Pavilion, parks and more.

**Address:**

31 Hawthorn Street  
Dayton, OH 45402

**Subdivision:**

Wright Dunbar

**Cost:**

\$150,000

**Square Footage:**

1500

**Bedrooms:**

3

**Baths:**

2

**Garage:**

1.5

**For Sale:**

Yes



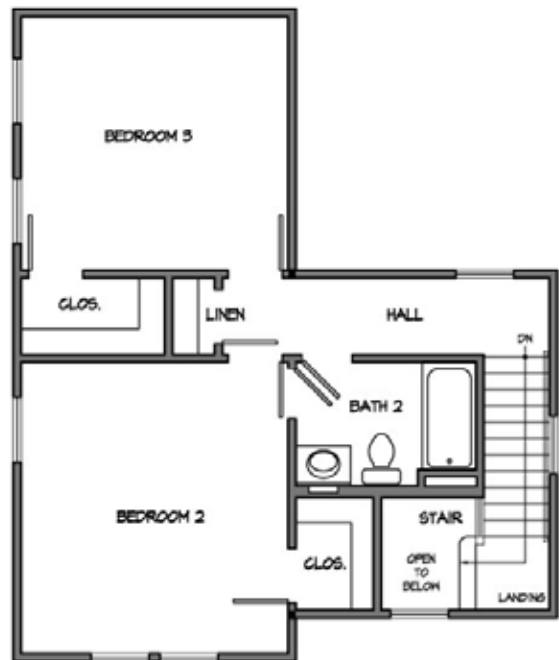
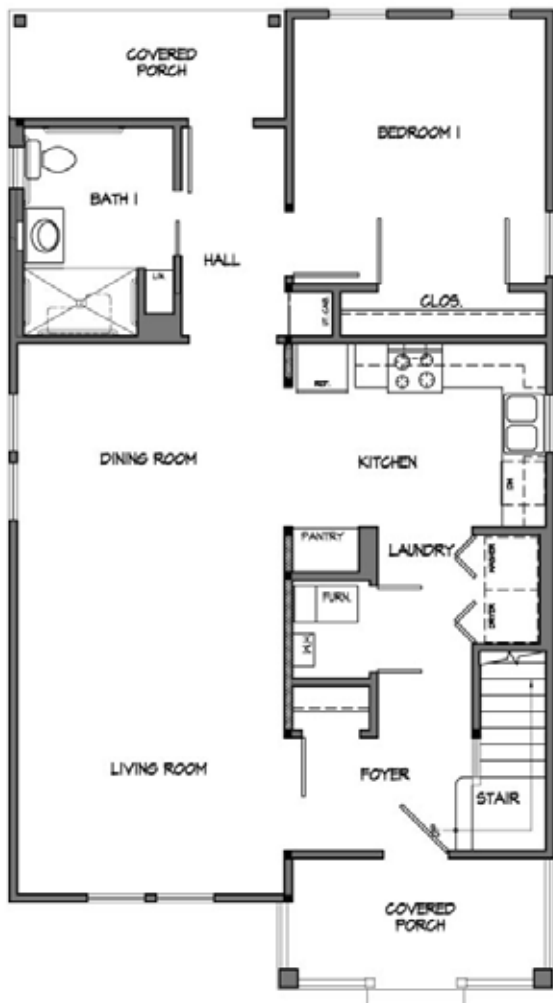
## THE BUILDER

County Corp's Dayton YouthBuild program is a real opportunity for at-risk youth to receive the skills and knowledge they need to build a better life for themselves. A college and career preparation program, Dayton YouthBuild uses the latest training curriculum to provide classroom and hands-on experience in both the construction and medical fields. Participants earn nationally recognized certificates while participating in classes and real world work activities. Members also participate in volunteer work days, where they learn the value of giving back to their community. This home is the seventh home built for the community by Dayton YouthBuild participants. County Corp is a non-profit housing developer investing in affordable housing in the Greater Dayton Area. In partnership with the City of Dayton, funding was made available to invest in this home and these Dayton YouthBuild participants to provide access to affordable housing.

## TRADE PARTNERS

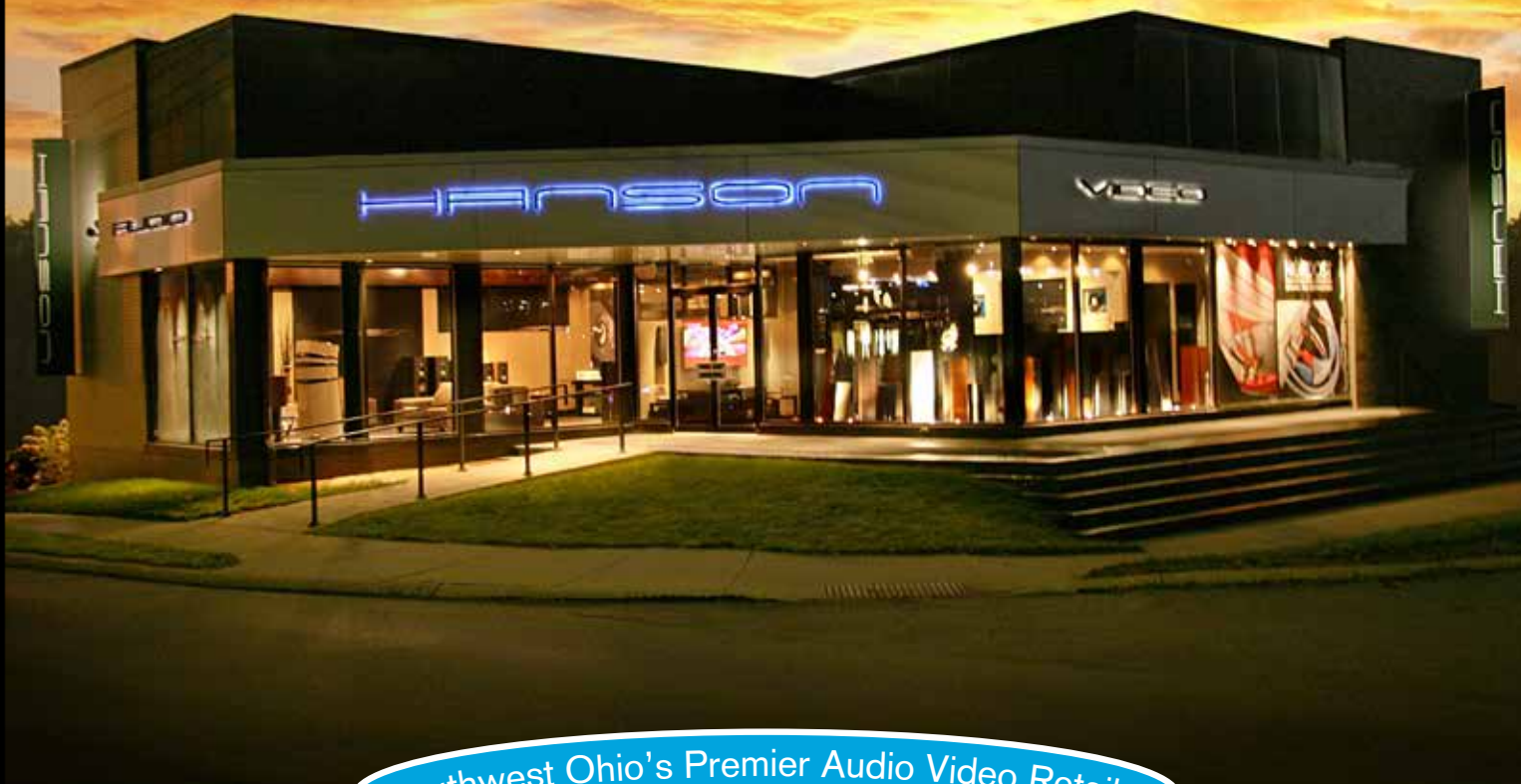
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Ask Amy Staging	Doors Galore	Lowes	Niche Painting
City of Dayton Planning & Community Development	Enterprise	Montgomery County Community Development	Shanendoah Builders
	Howard Heating and Air	Moody & Moses	The Homeownership Center of Greater Dayton

## FLOOR PLANS



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Home Theater/Media



Hi-Fi Audio



Outdoor Entertainment



Smart Home Automation

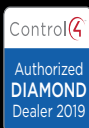
## F E A T U R I N G :

- Home Theater
- Multi Room Audio
- Media Rooms
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## #2 THE ROSEBUD PEEBLES HOMES



### THE HOME

The Rosebud is one of the newest home designs by award-winning Peebles Homes. With 1926 finished square feet (plus a full unfinished lower level), The Rosebud is a two-story open concept home with a main level master bedroom and study, two upper level bedrooms, 2.5 bathrooms, and a two-car garage.

Designed by Peebles Homes, The Rosebud is in the highly desirable community of The Woods of Beavercreek. Just minutes from shopping, dining, and entertainment, families in The Woods of Beavercreek enjoy community amenities including a neighborhood pool, tennis courts, and a 5000 square foot community center with fully equipped exercise room, showers, meeting rooms, kitchen, and dance floor. The Rosebud offers luxurious living without a luxurious price tag. Showcasing an exceptional selection of interior features, The Rosebud in The Woods of Beavercreek is an easy commute to Wright Patterson Air Force Base.

Featuring a transitional interior design style, The Rosebud welcomes guests with a covered front porch and an inviting entry way. This main level master, two-story home features a stone exterior and an upgraded garage door with opener. The inviting great room adjoins the kitchen and eating area and showcases a natural gas fireplace as the room's focal point. Featuring hardwood floors and neutral shades of gray, accented by hues of blue, The Rosebud features two tone cabinets, quartz countertops, a center island, and upgraded stainless steel appliances to compliment the open kitchen. The bathrooms and laundry room are accented with exquisite tile floors and tile shower and bath surrounds. An abundance of natural lighting is provided by energy-efficient Pella Windows throughout.

Don't miss The Rosebud by Peebles Homes, where you'll find great attention to detail has been paid to seamlessly blending the traditional style of this thoughtfully designed home with modern living design elements to ensure a cozy and casual solution for entertaining friends and family.

**Address:**

2760 Greenridge Circle  
Beavercreek, OH 45431

**Subdivision:**

The Woods of Beavercreek

**Cost:**

\$352,881 (base)  
\$399,000 (model as shown)

**Square Footage:**

1,926 + unfinished lower level

**Bedrooms:**

3

**Baths:**

2.5

**Garage:**

2

**For Sale:**

No



For more information call 937.313.3080 or visit [pebblehomes.com](http://pebblehomes.com)



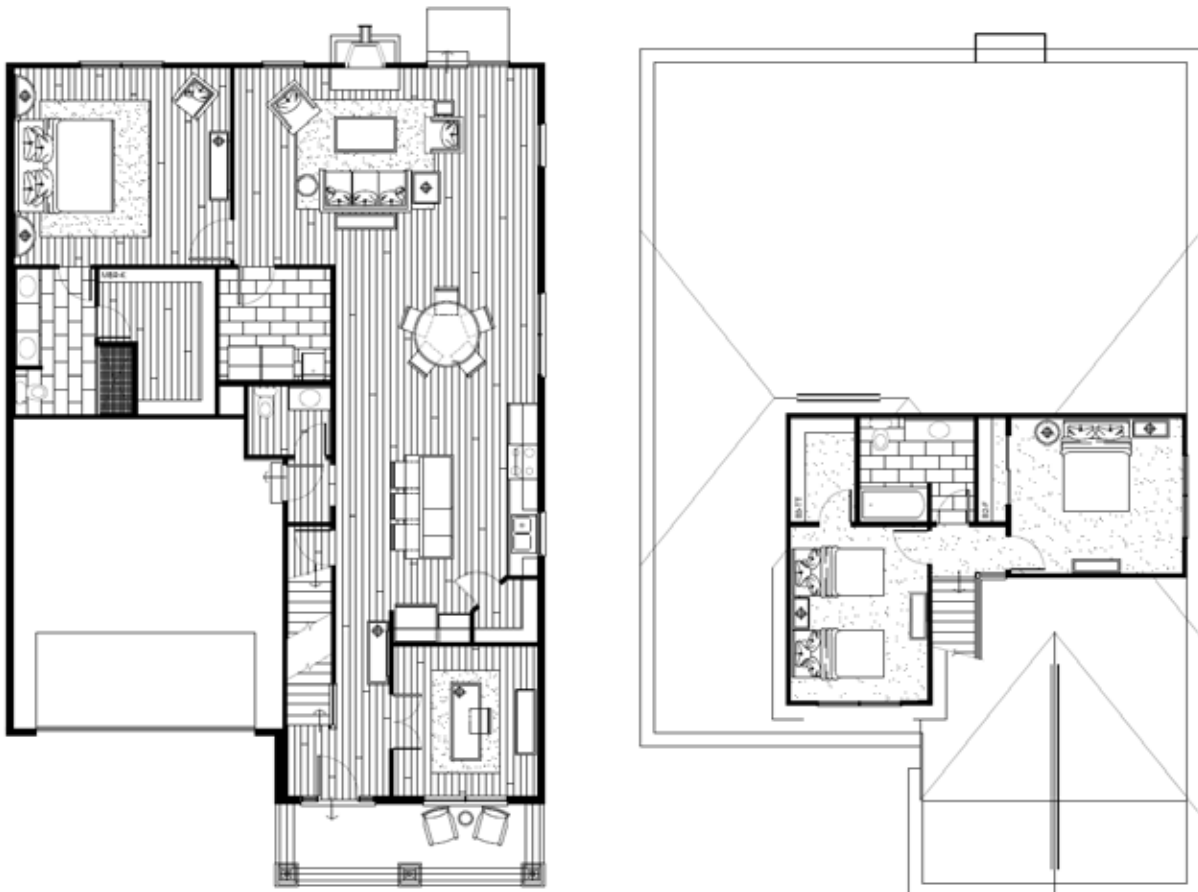
## THE BUILDER

Locally owned Peebles Homes is a third generation new home builder offering energy efficient new homes in the Dayton area for over 60 years. Offering new homes in some of the finest communities, Peebles Homes is an active member of the Dayton HBA. Second generation homebuilder, Tom Peebles, served as President of the HBA in 1995 and was picked by his peers as the 1994 Builder of the Year based on a record of leadership and accomplishment. In 2009, Tom was awarded the prestigious Robert E. McDaniel-Karl Zengel Leadership Award for demonstrated leadership accomplishments over a career. Third generation homebuilder, John Peebles, is a graduate of Southern Adventist University and a Certified Green Professional by the National Association of Home Builders. John has served on the Board of the Home Builders Association since 2013, serving as Vice President in 2016 and President in 2017. John was also named the 2018 Builder Member of the Year for contributions to the industry and the community. For additional information on Peebles Homes in The Woods of Beavercreek or custom homes by Peebles Homes, visit [peebleshomes.com](http://peebleshomes.com).

## TRADE PARTNERS

A Service Glass	Dayco Plumbing, Inc.	H & R Concrete	Pella Sales Inc.
Airtron Heating & Air Conditioning	Dayton Fireplace Systems	JP Flooring	Premier Cabinet Design
Certified Energy Raters	Doors Galore	KBR Countertops	Samsung
Closetworks	Ernst Concrete	Kay Green Design	Sherwin-Williams
Custom Distributors	Factory Lighting Center	Liberty Insulation	Snyder Brick and Block
	Forge Lumber	Mueller Roofing Distributors	Van Atta Engineering Inc.

## FLOOR PLANS





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## #3 THE "LILLY" PAD G.A. WHITE HOMES



### THE HOME

The "Lilly" Pad by G.A. White Homes has turned our homebuilder's dream into reality by creating a space they will never want to leave. This luxurious home balances the feel of an urban city loft with a relaxing view of the lily pads in the beautiful pond beyond.

The "Lilly" Pad was named after the homeowner's grandmother, Lillian, who has been dubbed a superhero in the eyes of her granddaughter and family. "There is no way to repay the love and support my 'Gramma' has shared over the years and she continues to inspire me every day."

Now, let's jump into the details of the home. As guests enter, they are welcomed in by a stunning marble foyer and elegant chandelier hanging above with a striking view of the tranquil pond. The home offers two G.A. White staples of open concept living and large picturesque windows. The kitchen boasts illuminated stainless steel cabinets with glass inlay and a black brick surround. The hidden pantry offers a unique flair to the urban feel.

Next, guests make their way into the elegant yet urban master suite complete with a runway style, walk-in closet and spa-inspired master bathroom. The bathroom features a large shower with two rain head faucets that opens directly into the jetted bathtub which fills from the ceiling. The first floor is rounded out by a studio format private office and separate guest bedroom to the left of the foyer. These rooms are accompanied by a sophisticated marble bathroom with rose gold and navy accents.

As guests make their way down the butcher block staircase accented with an iron railing, they are greeted with a retreat that provides activities to entertain any guest. The lower level is a perfect getaway from everyday life complete with a pool table, and full entertainment system. The Ohio University and Kentucky bourbon inspired bar is laced with real Athens Blocks and a bourbon barrel saloon table that is meant to entertain. The fully "Rogue" inspired Crossfit gym behind glass doors rounds out the lower level.

Thank you for visiting The "Lilly" Pad by G.A. White Homes.

#### Address:

1443 White Barn Trail  
Beavercreek Township, OH 45385

#### Subdivision:

White Barn Trails

#### Cost:

\$899,000

#### Square Footage:

4,787

#### Bedrooms:

5

#### Baths:

5

#### Garage:

3

#### For Sale:

Yes



## THE BUILDER

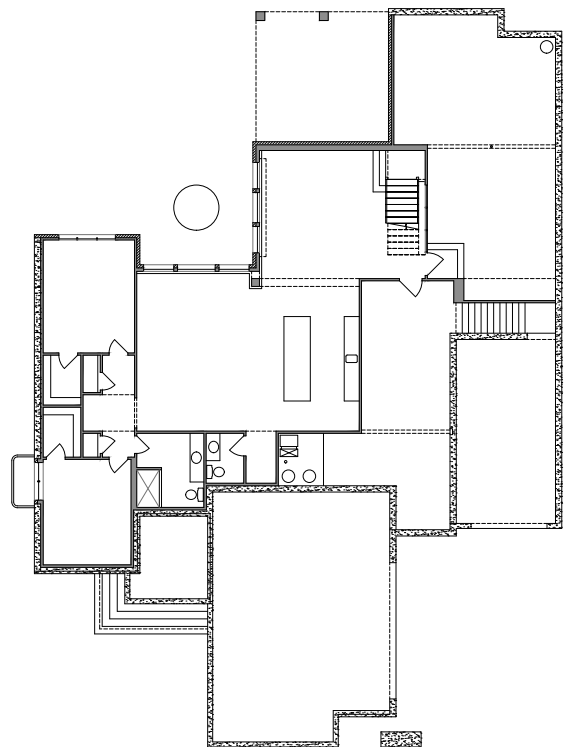
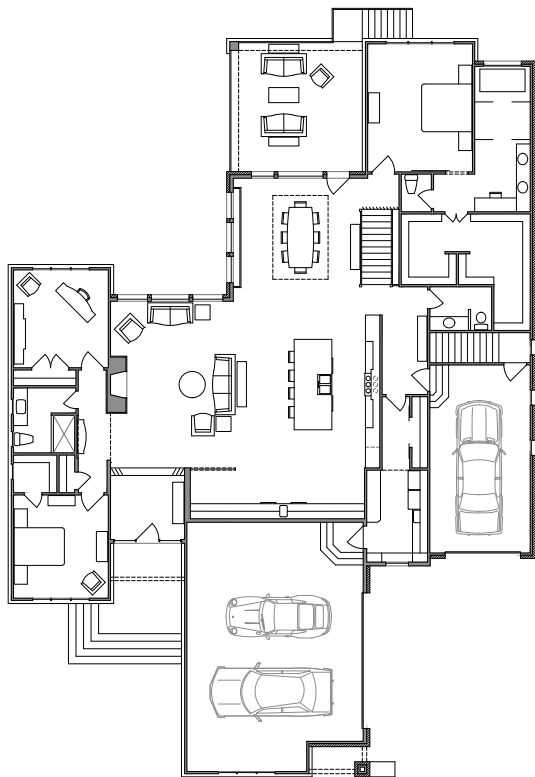
Among the Miami Valley's most beautiful and prestigious homes are the creations of G.A. White Homes. For over 33 years, Gordon White's vision has produced visually stunning and distinctive designs, built with uncompromising quality. Distinct, custom designs and diligent craftsmanship achieve perfect harmony. The mark of these fine homes are the enduring quality and style that creates a lasting value and lifestyle for our homeowners. It's a part of our passion to make your dream home a reality.

Our company now proudly welcomes the "new generation" of G.A. White, Chad and Shawn White. Both brothers are bringing fresh new ideas and a clean take on the design and lifestyle of the next generation. Together the blending of the "old" and "new" equal a perfect balance to continue G.A. White's award winning reputation.

## TRADE PARTNERS

84 Lumber	Dailey's Landscaping	Master Closets & Storage	Sherwin Williams
A Service Glass -mirrors	Dayton Art Solutions	Mauk Cabinets	Slats
Anderson Windows	Dayton Door Sales	Nightstar Security	Snyder Brick & Block
Atkins Brothers Concrete Walls	Dayton Fireplace Systems	Outstanding HVAC	Solutions for Organizing Spaces
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Carpenter Excavating	Furnitureland South	Premiere Lighting	The Hardwood Store
Cedar Grove Fence	G.A. White Homes	Rhonda Neff Cleaning	Timbertech Azek Decking
Custom Distributors	Hamilton Parker Tile	Rose Construction	Townsend Plumbing
Custom Door & Lock	Jordan Concrete	SDH Drywall	Xenia Glass
Custom Flooring Creations	Just in Time A/V	Sendelbach Painting	
D & T Electric	Konkus	Shawn Duncan & Associates	

## FLOOR PLANS



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## #4 THE STONE EAGLE JUSTIN DOYLE HOMES



### THE HOME

An impactful limestone exterior with black windows and brick set the tone of The Stone Eagle. Named after a famous golf club, the home's countless amenities elevate living to another level in Country Club of the North—starting in the chef's kitchen. Here, the Thermador appliances, island, hidden pantry, and Cambria countertops create a space ready for entertaining. Continue to the finished lower-level, which offers a custom wine rack, wet bar, an entertainment area, and two bedrooms. And for unwinding, the stunning master's retreat is outfitted with a walk-in shower, freestanding tub and massive walk-in closet.

**Address:**

2301 Signature Drive North  
Beavercreek, OH 45385

**Subdivision:**

Country Club of the North

**Cost:**

\$929,900

**Square Footage:**

4,958

**Bedrooms:**

5

**Baths:**

4

**Garage:**

3

**For Sale:**

Yes



JUSTIN DOYLE  
HOMES

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## THE BUILDER

Since 1976, the Doyle family has been building homes and helping families realize their dreams. Throughout our 40 years in business, we've learned the most important principles governing the delicate decisions involved in home building. We are passionate about building amazing homes that suit your lifestyle.

From the moment you contact us to begin your home buying process, you're part of our family. Our goal is to provide you with the absolute best customer service, starting from your initial design consultation through your home's completion. Every home we build is backed by our 1-Year Fit & Finish Warranty, and our outstanding 20-Year Structural Warranty.

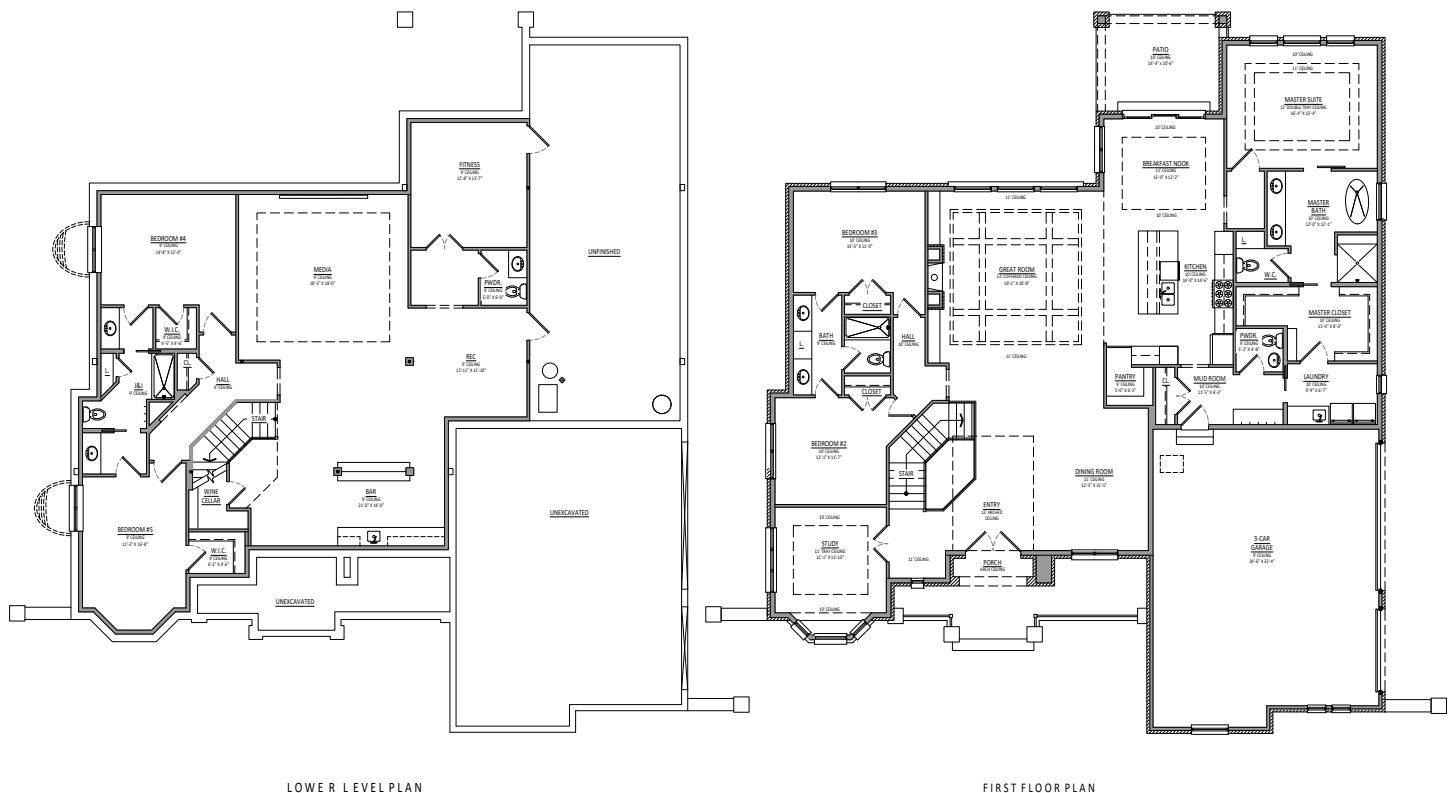
Justin Doyle Homes offers a home for every lifestyle. Whether you are buying your first home, planning to downsize, or looking to move up to a luxury home, we will put your mind at ease with our methods of design and quality, customer service and design efficiency.

We aim to be the most recommended and trusted custom home builder in the region.

## TRADE PARTNERS

ABC Supply Co.	Dayton Fireplace Systems	H & R Concrete Inc.	Pella Windows & Doors
Airtron Heating and Air Conditioning	DG Drywalling Service	Kessler Interiors	Sherwin Williams
California Closets	Don Myers Electric	Kitchen Design Group	Southtowne Plumbing
Cambria Surfaces & Silestone	Ferguson	M&M Land Designs	Star Building Materials
Carter Lumber	Flooring America	Moen	Tri-State Concrete
Cornerstone Painting Services	Shiver Security Systems	Mooney & Moses	Value City Furniture
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## FLOOR PLANS



# A MESSAGE FROM OUR TITLE SPONSOR

## WELCOME TO THE 2019 HOMEARAMA TOURING EDITION

### PRESENTED BY VECTREN, A CENTERPOINT ENERGY COMPANY.

Vectren, is proud to again support this year's Homearama Touring Edition and share some of the many benefits natural gas provides for your home, family and life when you purchase a home with natural gas appliances and outdoor living products.



During this year's extremely exciting show, you will explore a broad and diverse selection of homes spanning the region's neighborhoods and price points and gain a deep appreciation for the architects, builders and interior designers who put their mark on these exquisite properties.

The manufacture and sale of these new homes directly impacts our local economy in a significant, unparalleled way to make it vibrant. In fact, the new custom and production home market remains very strong.

The member companies quietly run their businesses with determination, pride and resolve and therefore contribute every day to make the Dayton region an enjoyable place to live, work and play so thanks again, HBA.

Finally, let's take a moment to review the benefits that natural gas provides in a home. For starters, natural gas provides warmth and comfort. With reserves of natural gas found in shale deposits, we have an abundant supply which translates into low prices for natural gas to stay affordable well into the future.

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- **Natural gas best choice for water heating:**

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**Efficient:** Natural gas water heaters heat water twice as fast as electric models.

- **Cooking with natural gas both indoors and outdoors is the preferred choice** among professional chefs as well as those who provide meals for their families in their homes. Why? The top 5 reasons are:

- Consistent and even control of heat
- Faster than electric
- Better cooking results
- Fire roasting/cooking of vegetables
- More efficient than electric

- **Relaxing is even easier with natural gas** home hearth products for these reasons:

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Again, thank you for attending/participating in the Home Builders Association of Dayton's 2019 Homearama Touring Edition presented by Vectren and we hope you enjoy your home tours. Until next year, enjoy what natural gas can do for your family.

Sincerely,

**Randy Cech**

Vectren Residential & Commercial Lead Account Manager



# BEFORE YOU BUILD.. CONSIDER THE PERFECT LOCATION



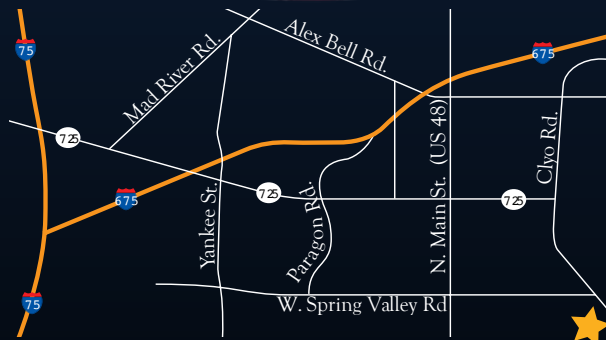
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## #5 THE SAVANNAH CHARLES SIMMS DEVELOPMENT



### THE HOME

Simms Development has converged their years of experience of providing convenient living solutions in a maintenance free community with the amenities of Yankee Trace. This community is a true sought after treasure, equipped with top notch finishes and the latest technology, Simms has created a perfect empty nester getaway community. Savannah Place is a concept reminiscent of another Simms community at Yankee Trace with the addition of an impressive dose of luxury features.

The Savannah is equipped with 2,626 square feet of living space with a 3 car attached side load garage. 3 bedrooms and 2.5 baths. This home offers a feeling of Southern comfort with spired metal roofs, a whimsical sunroom, and a beautiful outdoor entertaining area reflecting the architecture and styling found in most patio homes in southern Georgia. The trend continues on the inside with a two story gas fireplace, a gourmet kitchen, service bar with wine cooler, and custom tile work. While the master suite with plush features such as a free standing tub are conveniently located on the first floor, the second floor is a family escape featuring media room and a loft with metal railings.

Additional features of The Savannah include, Quartz countertops in the kitchen island with floor to ceiling Merillat Masterpiece cabinets. A vented range wood hood is perfect for cooking many meals around your brand new designer kitchen. The master bathroom suite also includes a dual quartz vanity top, large trimmed out mirror, free standing tub and a beautiful glass barn door on the master shower entry. Wood flooring can be seen in a wide variety of rooms which covers most of the standard areas for wood flooring in both floor plans. "The Savannah" comes standard with three bedrooms and two and a half baths with the option to exchange the media room with a fourth bedroom and additional full bathroom. The media room can also come equipped with a large wet bar perfect for entertaining during movie or game night. The loft area is a perfect flex space for an office, lounging area for reading books, or additional media space. Alternatively, Savannah Place also offers a single story floorplan, "The Banyan", with many of the same exquisite features. Both floorplans include a 3 car garage and innovative exterior lighting that will greet and welcome you every evening. This luxury designer community by Charles Simms Development has already seen plenty of sales since its soft opening early summer 2019.

**Address:**

9490 Banyan Court  
Centerville, OH 45458

**Subdivision:**

Savannah Place / Yankee Trace

**Cost:**

\$525,900

**Square Footage:**

2,626

**Bedrooms:**

3

**Baths:**

2.5

**Garage:**

3

**For Sale:**

Model Home / No

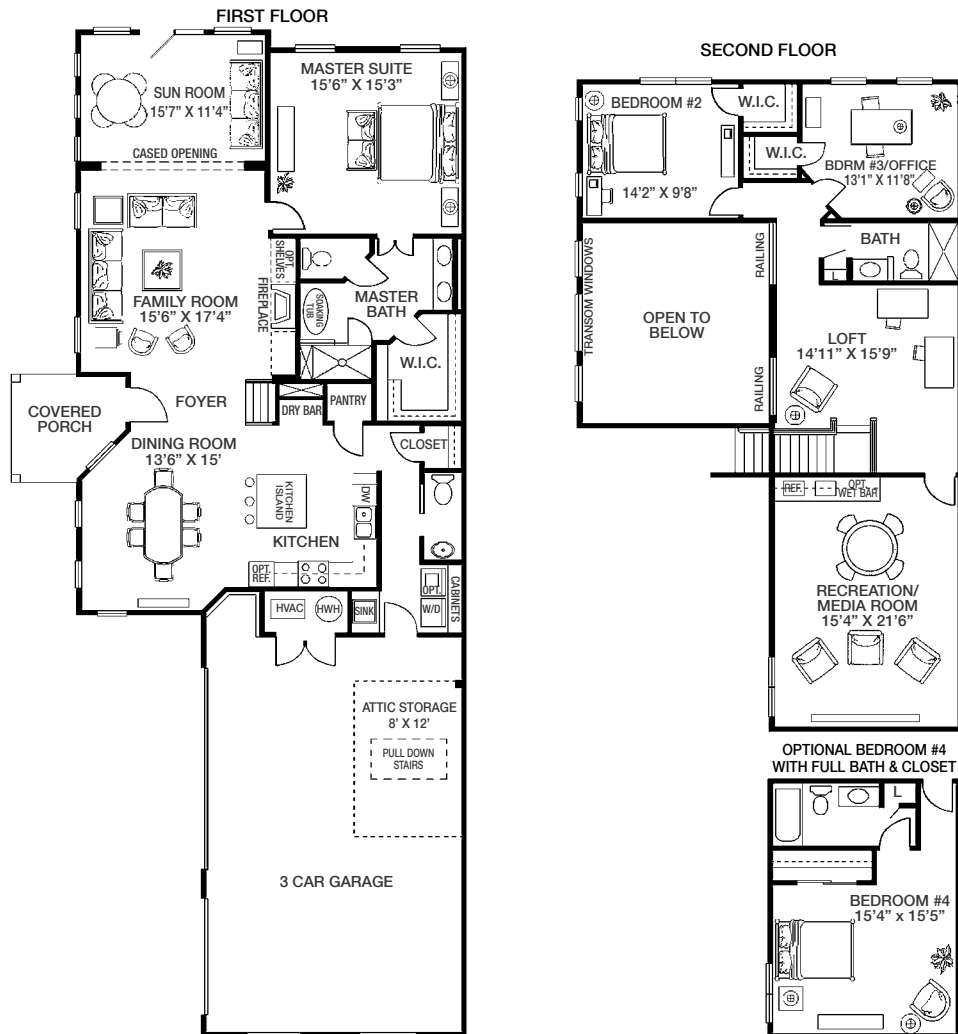
## THE BUILDER

Charles Simms Development has been a leading and multiple award winning builder in the Dayton area since the 1950's. Owner, Charles H. Simms has built over 2,500 condos and townhomes since he bought the company in 1997. Son, Robi Simms began working for Simms Development in 2015 and is currently the Vice President of Sales and Marketing and will carry on the Simms' tradition of "Quality Comes First" homebuilding first coined by his Great Grandfather Alex Simms. Simms Development has also helped in the revitalization of the downtown Dayton urban core by building over one hundred townhomes while keeping up with building the surrounding suburbs. Simms Development continues to be the standard of quality for homebuilding in the Miami Valley.

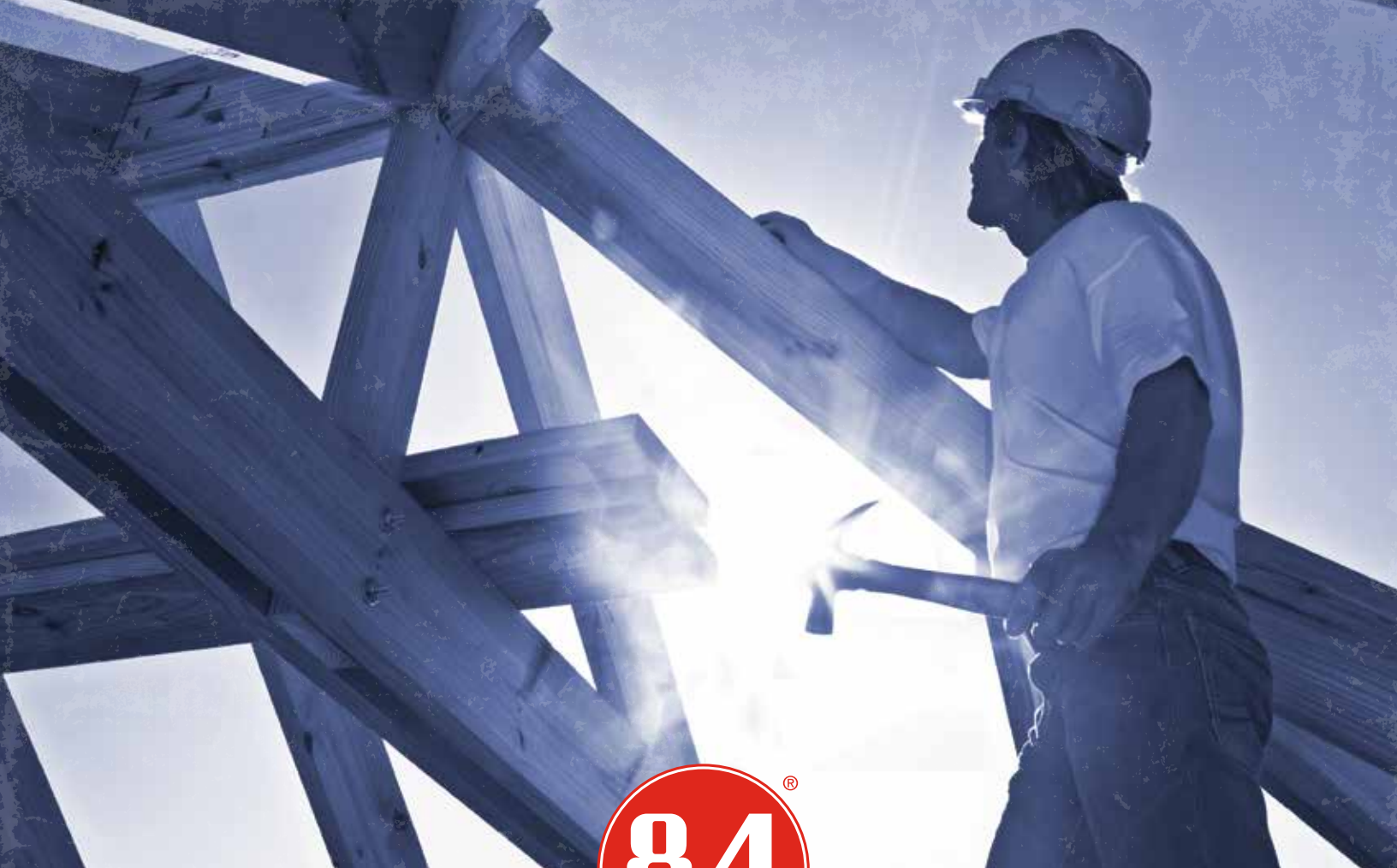
## TRADE PARTNERS

A Closer Look	DP&L	Lyons Electric	Reliable Electric
Airtron Heating and Cooling	Fabdigitty - Sherri Lamar	Moen	RiteRug
Custom Distributors	Fastsigns, Centerville	Mooney and Moses	Sherwin Williams
Dayco Plumbing	Hanson Audio	Mylawn Landscaping	Snyder Brick & Block
Dayton Fireplace	H&R Concrete	Nisbet Brower	Steve Miller Construction
Devin Construction	Jeff Seaton Construction	Pella - Centerville	Top One
			Vectren

## FLOOR PLANS







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## #6 THE MAXWELL OBERER HOMES



### THE HOME

The Maxwell is tucked inside the new community of Reeder Grove in our Washington Trace community. Reeder Grove is a patio home community of maintenance free living at its best. Here you will find every joy of lifestyle living enhanced with all the luxurious amenities Washington Trace has to offer. Featuring ponds, a state of the art clubhouse with 24/7 exercise room, swimming pools, tennis courts, a community park, and so much more.

The Maxwell's exterior features a traditional style in soothing gray tones. Exterior includes a blend of brick and stone with lap siding. A covered entry welcomes you into the Maxwell, also featuring a Florida Room and 12x12 covered patio off the dining area in the rear of the home for entertaining.

The interior of the home is painted in the relaxing tone of Sherwin Williams Agreeable Gray. The Maxwell is decorated in a modern farmhouse style and boasts plenty of additional storage space throughout the home.

The entryway welcomes you into this open concept home with ten foot ceilings. The spacious great room features a Heat & Glo gas fireplace with ceramic facing and hearth in Affinity Gray. The Maxwell boasts wood flooring throughout the main living area in Campbell's Creek Burlap. Bathrooms and Laundry Room feature ceramic tile flooring.

The kitchen features stainless steel Samsung appliances, including a range, microwave, dishwasher and refrigerator. The Maxwell boasts quartz counter tops in Calacatta Vicenza. Cabinetry is Aristokraft Benton Birch painted white with dovetail full extension, as well as soft close drawers and doors. A large island features Sarsaparilla colored cabinetry with an extended countertop, accommodating additional seating. The large walk-in pantry boasts shelving throughout. Stainless steel Delta fixtures round out this stunning kitchen.

The Maxwell features a spacious owner's suite, offering a large walk-in closet and dual raised height vanities. Vanities feature quartz tops in White Storm with white cabinetry. The 42x60 shower is complete with ceramic tile surround and bench.

#### Address:

1018 Reeder Circle  
Dayton, OH 45458

#### Subdivision:

Reeder Grove at  
Washington Trace

#### Cost:

\$399,900

#### Square Footage:

2,286

#### Bedrooms:

3

#### Baths:

2

#### Garage:

2

#### For Sale:

No



For more information call **937.531.5505** or visit **obererhomes.com**

## THE BUILDER

What started as a father and son team in 1949 has evolved into a third generation family owned team of experts, specializing in creating communities with character throughout the Miami Valley. Oberer is currently celebrating 70 years of building and welcoming families home.

When you choose Oberer, you are choosing our unwavering commitment to quality and customer service. From digging the footer to finishing the last touch-ups, we inspect every stage of construction with the intention that the finished product is a home we would live in ourselves. As one of the region's leading builders, we take pride in creating homes that are as beautiful to look at as they are comfortable to live in. Each home offers a combination of quality materials and superior design, where every enhancement you select is seamlessly added to create a customized home that is uniquely yours.

The quality of your new Oberer Home is one of our top priorities. Your home's construction is constantly monitored with several critical and knowledgeable eyes that are focused on every little detail, because you should expect nothing less than excellence from your hometown builder.

Built for your family, by our family.

Visit [obererhomes.com](http://obererhomes.com) for more information.

## TRADE PARTNERS

A. Brown & Sons Nursery, Inc.	Cunningham	Guardian Protection Services	Reading Rock, Inc.
A Closer Look	Dayco Plumbing	H & R Concrete, Inc.	Snyder Brick & Block
Aerolux	Dayton Door Sales, Inc.	J & J Painting	RiteRug
Airtron Heating & Air Conditioning	Dayton Fireplace Systems	Lyons / Progress Lighting	Sherwin Williams
Allied Waste Services	Davis Cleaning Services	M & L Electric	Samsung
Builders First Source	Debbie Sykes	Milliken Millwork, Inc.	Sims Lohman
CESO	Delta	Mueller	Western Ohio Drywall
Closet Works	Gary Bryant Construction	Overhead Door	Window Worx, Inc.
	Gerdes Turf Farm, Inc.	Precision Construction	

## FLOOR PLANS







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# THE BENEFITS OF BUILDING

Eric Farrell, Executive Director  
**Home Builders Association of Dayton**

When thinking of the “perfect home,” what comes to mind? A great location, affordable prices, superior market and design trends, tax brackets? If all these are key factors, perhaps building a home is the next step for you. Building is typically thought of as a daunting task, with much deliberation and work. Many homeowners weigh whether it is a worthy investment, or if simply buying an already existing house is a more lucrative route. By laying out the benefits of building, it might become clearer that building isn't that worrisome, and that there are numerous reasons and resources to help you achieve the goal of building your dream home.

The most obvious advantage in building a new home is that you are guaranteed to get exactly what you want. Having the opportunity to choose your own cabinets, countertops, hardware, paint colors, flooring, light fixtures, etc. makes one feel perfectly at home. Customization of floor plans for today's living is key to convenience; for some, having an open kitchen that integrates the living spaces to bring family occasions together is important. Others look for a quiet corner in a spacious bedroom, or an elevated deck to enjoy the outdoors. There are many ways to feel comfortable while enjoying life and the living space you reside in, and only you can determine what is most important.

New homes are built with sustainability in mind, as well as a more energy efficient design. By using new construction techniques, materials and technology, new homes are significantly more energy efficient than ever before. By using the latest in appliances and building code standards, new home owners are not only going “green,” which is a growing trend in today's society, but also saving money on utility and household bills.

Building a new home is sometimes thought of as a more expensive direction, as opposed to buying an already existing home. Working with builders to stay in budget is usually a success, as opposed to renovations and customizations in existing homes that can often set one over budget. Another monetary factor to consider is that new homes offer little to no maintenance. Instead of spending money on unforeseen repairs in an existing homes, you're not only saving, but can use that money for other aspects of your home or life.

Building also offers less likelihood of having health concerns from asbestos, mold, lead paint or faulty wiring. New building products are heavily tested to withstand severe weather conditions, as well as wear and tear, whereas older homes lack these critical structural components.

By choosing a solid neighborhood, and environment with positive attributes and amenities, building a new home can often be a great return on investment. For example, building in an underdeveloped neighborhood may seem like a bad judgement call, but taking the gamble with the thought of future development could pay off in the long run. With our economy on an upward path and on the way to recovery, it is the perfect time to delve into such a course.

On a lighter note, building a home is a fun process where you have access to the best of home design. Being able to watch your house transform from the beginning stages of laying foundation, to picking paint colors, and placing the final touches with personal accessories, brings a feeling of accomplishment and pride. There is a certain sense of satisfaction that comes along with building, especially with something as significant as a home.

These are just a few of many reasons why building a home is a great enterprise. If you are considering building a home or simply wish to spruce up your existing home, the 2018 Homearama Touring Edition presented by Vectren is perfect for you! You can look for inspiration, check out the latest design trends, and learn what technology is available for homes today!

## #7 THE STONEVIEW COTTAGE DANIEL DEVOL CUSTOM BUILDER INC.



### THE HOME

From the moment of arrival at The Stoneview Cottage, guests know they are in for something special. The Stoneview Cottage effortlessly combines the welcoming appearance of a Craftsman style home with many amenities that a homeowner might desire, and a growing family requires.

Approaching the custom-made front door, visitors immediately notice the outstanding craftsmanship and high quality of materials. The home's exterior utilizes a neutral palette of brick, shake siding, and tumbled stone.

This four-bedroom, three-and-a-half-bathroom home is big on style and comfort, and it utilizes space efficiently without needlessly increasing the footprint of the house or creating wasted space. The main floor features an open floor plan so the homeowners can gather as a family or entertain with ease. Hand scraped hickory wood floors are used throughout the home and complement the modern touches used.

Large windows at the back of the great room create a transparent wall to the backyard, and a sliding glass door allows easy access to a covered veranda that can be enjoyed all year long.

The heart of this home is the kitchen. The custom crafted white cabinetry is not only clean and bright, it cleverly conceals several Thermador appliances from view. The large center island makes meal preparation simple with plenty of counter space and the quartz surface makes cleanup a breeze.

The spacious master suite possesses a luxurious master bathroom and a large walk in closet with access to the laundry room. The master bathroom features a curbless, zero entry shower that provides a modern look and ease of use.

The lower level contains a bar, pub table, pool table area, lounge, and playroom for children.

At 5,000 square feet, The Stoneview Cottage is proof that custom homes come in all sizes without compromising on quality!

#### Address:

8534 Silver Oak Court  
Springboro, OH 45066

#### Subdivision:

Country Brook North

#### Cost:

\$950,000

#### Square Footage:

4,464

#### Bedrooms:

4

#### Baths:

3.5

#### Garage:

3

#### For Sale:

No



For more information call **937.848.8035** or visit **devolbuilders.com**

## THE BUILDER

Original. Timeless. Exceptional.

These words embody the principles that Daniel DeVol Custom Builder Inc. seeks to fulfill with the construction of each new home. Adhering to these principles for more than 25 years, Daniel DeVol Custom Builder Inc. has established itself as the Dayton region's premier home builder.

At Daniel DeVol Custom Builder Inc., a combination of skillfully crafted, distinctly designed homes and an abundance of incredible amenities, coupled with an experienced team of industry leaders, is what makes every Daniel DeVol Custom Builder Inc. home one of a kind.

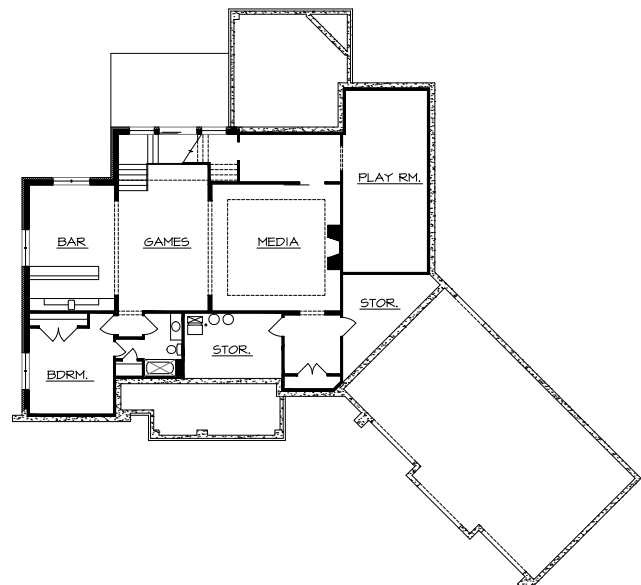
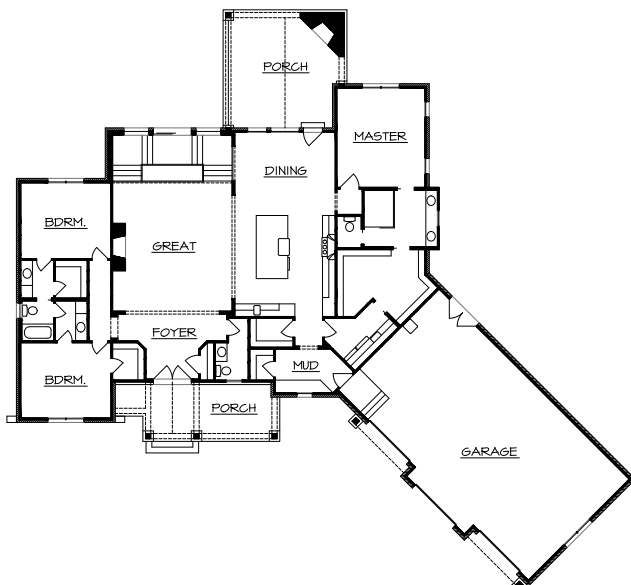
A true custom home builder, Dan DeVol strives to build his clients' dreams. His experience, values, and commitment to quality makes Daniel DeVol Custom Builder Inc. a company that you can count on when building the dream home – and lifestyle – that you deserve.

Dan DeVol, the founder and president of Daniel DeVol Custom Builder Inc., has been living his dream to build the finest custom homes throughout southwestern Ohio. Starting in the building industry at age 17, Dan found that he had a passion for woodworking. After honing his skill, Dan created Daniel DeVol Custom Builder Inc. to apply his talent and instinctive attention to detail to the construction of custom homes. An award-winning and nationally acclaimed builder, Dan continues to strive for excellence. He is a Certified Green Builder Professional and Graduate Master Builder; and is active in the Home Builders Association of Dayton as a member and past president, the Ohio Home Builders Association, and the National Association of Home Builders.

## TRADE PARTNERS

31W Insulation	Crown Painting	Jaco Waterproofing	Nightstar Communications
84 Lumber	Custom Lock and Hardware	Kettering Glass	Pella Windows
AAA Wastewater	Dayton Door Sales	Lewis Concrete	Premiere Lighting
Airtron Heating and Air	Dayton Fireplace	Long Electric	Snyder Brick and Block
Bear Plumbing	David Bednar Carpentry	McDougall-Marsh Land Surveyors	The Appliance Gallery
Breeding Excavation	DeVol Millwork	Merker Iron	The Hardwood store
Buecker's Fine Furniture & Interiors	Grandmas Gardens	Mueller Roofing	US Spouting
Chance Russell Tile	Phillips Concrete	Wallmasters Poured Walls	Weather Guard Roofing
Closetworks	Innovative Floors		

## FLOOR PLANS





# HIGH STANDARDS OF EXCELLENCE



The people of this community did not give in when times were at its worst, but rallied around each other to help. People's lives were upended by circumstances out of their control, and yet, the community turned to strangers who became friends. It is with those sentiments that we, the Home Builders Association of Dayton, have a due diligence, duty, and pride in who our members are and how they serve the Dayton Region throughout the year, and as importantly, in a time like this. It is our responsibility to do something and right now, we want to educate and inform and always be a resource to the community.

When you have been impacted by an event like the May 27 tornadoes throughout the Dayton Region, you will be faced with hiring a professional contractor to make repairs or rebuild your home. For homeowners in the Dayton Region that were not affected by the Dayton Tornadoes, home maintenance, repair, and remodeling are part of the American Dream of homeownership. **The following is a list of things to remember when hiring a contractor.**

- Ask for proof of a business license from the city of Dayton (or local municipality)
- Ask for proof of general liability and workman's compensation insurance. A reputable contractor should be able to provide you and insurance certificate with your project listed as a certificate holder.
- In Dayton, jobs should be permitted and inspected. You should check with the inspection department in your area for complete information on what is required.
- Ask for references and check those references.
- Verify the company's permanent business address is in this area and not from out of state.
- If you get more than one bid, be sure you are comparing apples to apples.
- You should understand your contract and warranties that the builder will provide for the work performed. The contract should outline the scope of the work, the price, and at what points of completion payment is due.
- Be wary of low bids – lowest bid is not always the best.
- Be wary of contractors who want full payment before the job begins.

Do your homework and proceed with care and remember that the Home Builders Association, more than any other networked association, has vetted out and promotes safety and regulatory standards that are imperative in protecting you, your family, and your most valuable assets.

**Please find more resources and a complete listing of builders and subcontractors at [HBADayton.com](http://HBADayton.com). These are local professional men and women that live and work in this community every day. If you do not have internet access, you can call 937-298-2900 to obtain this list.**



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ASSOCIATION OF DAYTON

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Our company doesn't have a set process because each customer's custom home experience varies based on their wants and needs. Our team remains in constant contact with our customers from the beginning of lot selection process, to design, until the completion of their home. Contact is important to us as we want to ensure the customer that their custom home is the home they dreamt it would be. Our goal is to make the build a smooth and fun process that our customers will enjoy.



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Office 937. 848.4515 [www.ClemensCompanies.com](http://www.ClemensCompanies.com)

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## #8 THE WELBORN CLEARCREEK CUSTOM BUILDERS



### THE HOME

Attention to detail is showcased from top to bottom throughout this Clearcreek Custom Builders ranch. Located in the Springboro School district, this home offers 4 bedrooms, 3.5 baths, and a 3-car attached garage. 2,741 square foot above ground, plus an additional 1,669 finished square foot in the daylight basement. All cabinetry is custom and handmade locally. Cambria solid surface countertops throughout the entire home. Other features include hardwood floors, high ceilings, large covered outdoor patio, custom master shower, and Anderson casement windows. Situated on a desirable 1.66 acre lot in Country Creek Estates.

**Address:**

2430 Berkley Court  
Lebanon, OH 45036

**Subdivision:**

Country Creek Estates

**Cost:**

\$829,000

**Square Footage:**

4,410

**Bedrooms:**

4

**Baths:**

3.5

**Garage:**

3

**For Sale:**

Yes



For more information call **937.250.1883** or visit **buildclearcreek.com**

## THE BUILDER

Luxury Design. Quality Craftsmanship.

For Clearcreek Custom Builders, nothing is more important than your experience working with us and your satisfaction with the end result. We work tirelessly to create a timeless living space for you that embodies sophistication, comfort, and luxury. From custom homes to remodeling and woodworking, our business approach is simple: Keep it personal.

“We recognize that our houses aren’t just homes—they are where you live and make your best memories,” says company founder Jeff Kelchner. “Which is why when you build with Clearcreek, you can be assured we are all in. Your satisfaction is personal to us.”

When it comes to remodeling, we work closely with you in the reconstruction process to understand what you love about your space and what you want to change.

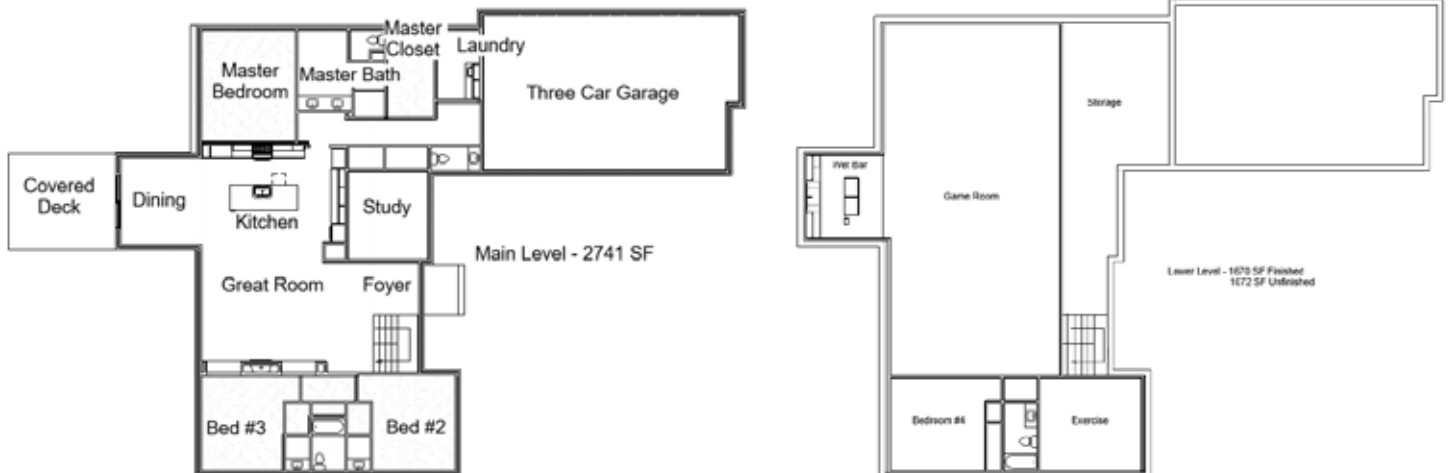
“We love what we do and we want you to love it too.” - Brian Roseberry, Lead Craftsman

With a strong passion for a lost art, our woodworking team designs, builds and finishes one-of-a-kind pieces your family will cherish for generations to come.

## TRADE PARTNERS

31-W	B&D Tile	Dayton Fireplace	Jen Kelchner
A Service Glass	Builders First Source	DT Design	Kelchner Woodworks
ACT Plumbing	CER (Certified Energy Rater)	Ethan Allen	Lighthouse Carpets
Alien Electric	Clearcreek Custom Builders	Ferguson/ build.com	Masonry Unlimited
Anderson	Closet Classics	Florida Tile	McDougal March & Chico
Appliance Gallery	Crown Paint	GL Contracting	Nationserve
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## FLOOR PLANS







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**Woodsman Log Home Plan# MVL2836**



**Green Orchard Home Plan# H072D-1108**

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**The Greenbriar V** (3 bed/2.5 bath. This modern ranch is perfect for family gatherings & entertaining friends!)

# LOOKING FOR THE RIGHT HOME?

## RIGHT SIZE

Stonefield Custom Homes specializes in building detached patio homes that incorporate high end features found in larger custom homes. A variety of low maintenance floor plans are available that provide open, livable spaces that we will tailor fit just for you. You can entertain in your spacious great room, gather in the well-appointed kitchen and enjoy privacy in the master bedroom suite. Count on Stonefield Custom Homes to right-size your new home needs.

## RIGHT BUILDER

When great minds come together, you reap the rewards. Co-founded by Mike Dungan of JM Dungan Custom Homes and Rick Mosier of Richard J Mosier Builders, Stonefield represents generations of experience and a passionate, hands-on approach to building your home. Stonefield Custom Homes prides itself on quality, using only the most reliable contractors, products and energy efficient design features. Matched with next-level customer service, we are sure to exceed your expectations.

## RIGHT LOCATION

Stonefield Custom Homes is currently building homes from the mid \$300's in the brand new Fieldstone neighborhood situated off Evanston Road in Tipp City, West of St. Rt. 25A.

## RIGHT HOME

You can customize your Stonefield home from layout to lighting. Our floorplans are merely a starting point for inspiration. Stunning wood grain flooring, striking natural stone counter-tops, and beautiful cabinets are just a few of the finishing touches you choose to make it YOUR HOME. Add a bonus room or expand the garage. Whether you love traditional aesthetics or are inspired by clean, modern design, the only limit is your imagination.

**The Sonoma**



**The Montrose II**



For more information...Call Mike Dungan at **937.470.3665** or visit **stonefieldcustomhomes.com**



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Our new homes are designed to fit your lifestyle incorporating today's most sought after amenities like open floor plans, covered or screened patios, a walk-in pantry, energy efficient appliances and HVAC, granite or quartz tops, and much more. We construct our homes using quality products and professional contractors having your personal comfort in mind.

The "Dungan Custom Home" experience allows you to work with our team directly, from site selection to home completion, with assistance along the way in design, finance, and product selection.

JM Dungan Custom Homes is committed to making your custom home building experience a pleasurable one. Allow us to help you "Improve Your Quality of Life" by selecting Dungan Homes for your next new home.

Currently building in the Trails of Saddle Creek in Washington Township and other locations within Montgomery and Greene counties. We are also available to build on your home site.





## #9 THE AURORA HBS DEVELOPMENT, INC



### THE HOME

The Aurora is a 5,013 square foot prairie style ranch home featuring 3,000 square feet on the first floor and an additional 2,013 square feet of finished living space in the lower level. Approaching the house, you will be amazed by the beautiful entrance complete with a custom decorative walkway and a statement door that greets you as you enter the home. A grand foyer welcomes you into a spacious open concept first floor layout with a great room open to a large eat in custom kitchen complete with built in buffet. The eat in area leads to a beautiful patio with a dynamic view of the wooded lot and creek. The first floor also contains, a custom den that completes the living space with a large window showering natural light from the front of the house to the back. The first floor features a large master suite and two large additional bedrooms with a popular split floor plan. The master includes a large en' suite with two back to back vanities, a makeup vanity, a large walk in shower, soaking tub and a custom master closet. The lower level is an open floor plan with a spacious entertaining area that includes a beautiful bar, pool table/rec area, card room and media center. The lower level also includes two rooms that can be used as extra bedrooms, a craft area or an exercise room. You will also find a large amount of unfinished area providing an abundance of storage.

**Address:**

3738 Colton Court  
Lebanon, OH 45036

**Subdivision:**

Country Creek Estates

**Cost:**

\$965,000

**Square Footage:**

5,103

**Bedrooms:**

4

**Baths:**

3.5

**Garage:**

3

**For Sale:**

No

## THE BUILDER

HBS Development, Inc (Homes by Simms) continues its forty-four-year-old tradition of building quality custom homes in the Miami Valley region. We stand behind our reputation for excellence as one of the region's elite custom home builders.

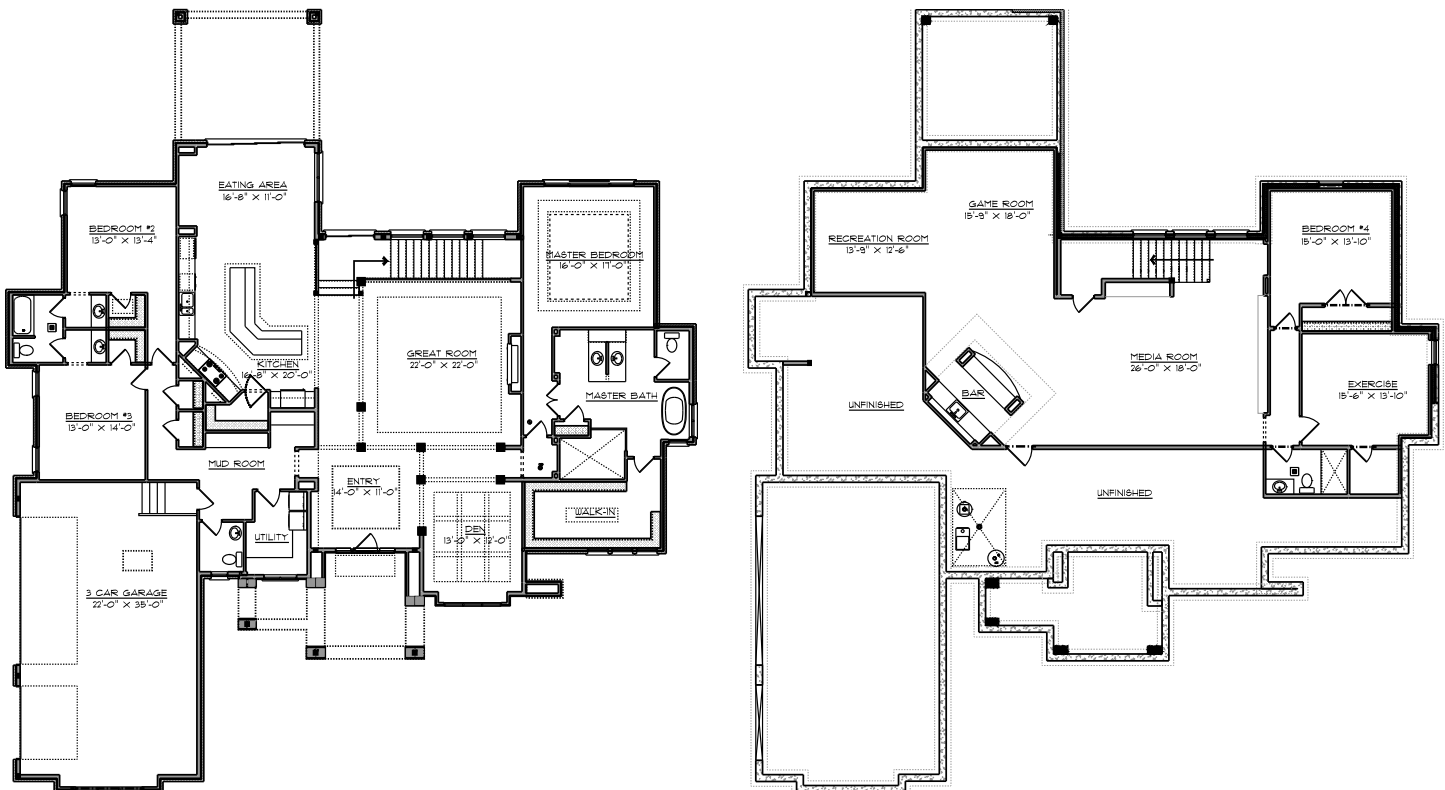
HBS Development is proud to have a dedicated team of employees and subcontractors that are the best in the business. Using the same trades for many years has created a unique relationship that enables HBS to build the top-quality homes they are known for. The family owned and operated business considers their customers, employees, and trades part of the family.

Over the past forty-four years the building business has changed immensely and HBS has kept abreast of ever-changing building applications; we incorporate complex designs and meet individual homeowner's expectations with each custom design. Homeowners are in skilled and qualified hands with HBS Development from foundation to finish. Innovative design, skilled building crews and satisfaction guaranteed is our key to success in the industry.

## TRADE PARTNERS

31-W Insulation	Custom Distributors	Surveyors	Sabin Quality Woodworking
84 Lumber	Dayton Door Sales	Mueller Distributors	Select Kitchen
Airtron	Dayton Fireplace	Myanna Restoration	Sell Buy Design
All About Gutters	T & T Electric	My Lawn	Sherwin Williams
Augustus Drywall	J.D. Aldridge Construction	Pages Flooring	Snyder Brick & Block
Centerville Winsupply	Kettering Glass	Pella Windows	Southtowne Plumbing
Closet Works	McDougall Marsh Land	Premiere Companies	Whole Sale Hardwood Interiors

## FLOOR PLANS



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