

# UNION VILLAGE

SIMPLY LIVING



The Townes at Union Village by Charles Simms Development



**The Townes at Union Village** are beautiful town homes with rear courtyard and 2 car insulated garage. 9 foot open truss ceilings in the first floor and 9 foot ceilings on the 2nd floor. Trex ceiling in the master bedroom, wood flooring on the first floor, granite counter tops lighting below kitchen wall cabinets. 13 seer central AC, 96% efficient gas furnace, LED lighting and Ceramic master bath.

Located in Union Village, an award-winning, master-planned community with charming front porches, masterfully crafted homes, beautiful park spaces, tree-lined streets, and small town living at its finest. For more information, please call **Union Village Realty** at (513) 409-3190 or visit [UnionVillageOhio.com](http://UnionVillageOhio.com)

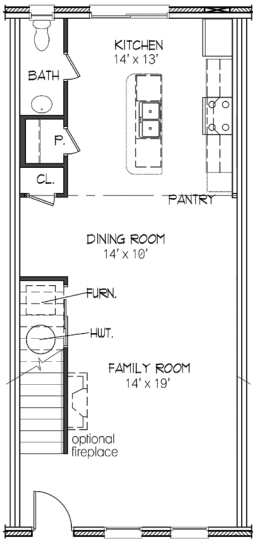




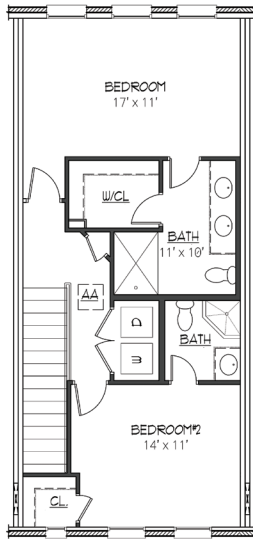
**Middle Home**  
 For Sale from \$379,900  
 (includes \$1,715 in free upgrades)  
 Bedrooms: 2, Baths: 2 1/2  
 Square footage: 1500  
 Occupancy: immediate



**The Villager**  
 For Sale from \$389,900  
 Bedrooms: 2, Baths: 2 1/2  
 Square footage: 1500  
 Occupancy: 90 days



FIRST FLOOR  
 MIDDLE HOME



SECOND FLOOR  
 MIDDLE HOME



Sample Rendering  
 Rear Courtyards





# The Townes at Union Village: Included Features

## Simms Quality

- Homeowner Final Walk Through with Robert K. Simms
- On-Site Inspection Available at Any Time with Builder
- Third & Fourth Generation Local Builders
- National Multi-Family Builder of the Year in 1995
- President of the Dayton Home Builders Association in 1999 (Charles) & 2020 (Robert)
- President of Ohio Home Builders Association, 2008 (Charles)
- Builder of the Year 2004 & 2013, Dayton Home Builders Association
- One-Year Full Coverage Builder's Warranty
- Brand Name Manufacturers' Warranties
- Ten-Year Transferable Structural Warranty

## Community Features

- "New Urban" Master Planned Community
- Neighborhoods and Hamlets Radiate from a Central Town Square, Each Arranged Around a Smaller Neighborhood Green or Civic Space
- Green Network of Trails, Gullies, Trees and Parks Weaves Between the Neighborhoods
- Neighborhoods Are All Connected to a Nearby County Park and Recreational Lake
- Located in Turtlecreek Township
- Lebanon City Schools
- Directly Across From Otterbein

## Exterior

- Private Enclosed Courtyard
- Sodded Front, Side and Courtyard
- Shrubs and Trees
- Concrete Walks, Blacktop Streets

- Waterproof Exterior Electric Outlet - Front and Rear
- Decorative Front Door Lock with Deadbolt

## Interior

- 2 Car Garages with Private Courtyard
- 9' Open Ceiling Trusses on Living Level
- 9' Second Floor Ceilings
- Knock Down Textured Ceilings
- Tray Ceiling in Master Bedroom
- Oversized Low E, Vinyl, Double-Pane, Double Hung Tilt-In Windows with Screens
- Painted Raised Masonite 5 Panel Doors
- Decorator Light Fixtures
- Recessed Lighting
- Washer/Dryer Room with Shelf
- Ceramic Tile Master Bath Flooring
- Wood Flooring Entire First Floor
- LVP Flooring in Second Full Bath and Laundry Room
- Wall-to-Wall Quality Carpet - Stain Resistant with 6 lb. Padding in upstairs bedroom and hallway
- Pre-Wired Telephone - Each Outlet Four Line Capacity - CAT 5E
- Pre-Wired Cable Television - High Speed
- Smoke Detectors - Hardwired with Battery Back-Up, One CO2 Detector
- Garage Door Opener with 2 Controls
- Door Bell
- Pre-Wired for Ceiling Fan/Light in Living Room and All Bedrooms
- Vinyl Clad Shelving in Closets
- Water Softener Rough-In
- Pre-Wired Audio - Living Level and Primary Bedroom
- Quality Sherwin Williams Latex Paints
- 2 Coats Interior Walls
- Choice of Paint Color - One Color

- Throughout - Sure Scrub, Flat Finish
- LED Lighting Throughout

## Kitchen & Baths

- Maple Wood Cabinets with Hardware, Soft Close Dovetail Construction
- 36" High Wall Cabinets with Custom Layout and Crown Molding
- Whirlpool Quality Appliances: Range, Dishwasher, Microwave
- Granite Counter tops in Kitchen
- Under mount Lighting Kitchen Wall Cabinets
- Double Bowl Stainless Steel Sink w/Single Handle Faucet in Kitchen
- Pre-Plumbing for Ice Maker Line
- Cultured Marble Counter tops in Baths with White Sink Wave Bowl
- Moen Plumbing Faucets Throughout
- Full Size Plate Glass Mirrors - Full Baths
- Pedestal Sink with Beveled Mirror in Half Bath
- 5' x 42" Master Shower with Ceramic Tile Walls To Ceiling

## Energy Efficiency System

- Central Air Conditioning - 13 SEER
- 96% High Efficiency Gas Furnace
- Fiberglass Wall Insulation
- R-15 and R-19 Exterior Walls
- R-49 Attic Ceilings
- R-38 Garage Ceilings
- Ventilated Attic System
- Fully Insulated Heated Garage
- Insulated 3/4 Glass Smooth Painted Fiberglass Front Door
- Insulated Raised Panel Steel Garage Door
- Low E, Insulated Double-Pane Windows
- Meets Council of American Building Officials' Model Energy Code
- **RESNET** Energy Smart Builder



## OUR SIMMS HOMES NOW INCLUDE THE FOLLOWING **TECH FEATURES:**



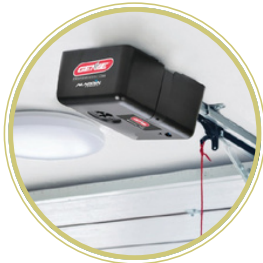
### LOCAL HARDWIRED INTERNET NETWORK PREWIRE

Cat 5E/6 internet prewire throughout the home. Central locations include cable coax, ethernet gang finish plate, and 120V outlet. You will find this is an incredible convenience for streaming at better than Wifi connections.



### SCHLAGE WIFI FRONT DOOR DEADBOLT

Easily know when your front door is unlocked or unlock for a guest while you're away from home or still getting ready.



### GENIE WIFI GARAGE DOOR OPENER

Know when your garage door has been opened or closed. You can also open your garage door for a friend while at work.



### USB-A & USB-C CHARGER ON KITCHEN ISLAND OUTLET

Now you can charge multiple devices in the same convenient spot as we turn your living space into a clutter-free charging station.



### NEST WIFI THERMOSTAT

Manage your home's temperature and efficiency from your bedside or across the globe.



### EV CHARGER PRE-WIRE

Prewire and blank plate in garages. 60 AMP wiring. We know the world is moving towards electric powered and AI controlled vehicles. We are giving you the leg up when the time is right for you.

Not available at The Townes at Union Village



[simmsdev.com](http://simmsdev.com)

