



THE VILLAGE AT PRESTON WOODS

CONVENIENT TO EVERYTHING

20 minutes to downtown Columbus... 15 minutes to EASTON... 15 minutes to Port Columbus International Airport

The Village at Preston Woods is conveniently located near the communities of Westerville, Gahanna and New Albany, providing easy access to the quaint shopping you enjoy and the services you need. Easton Town Center and the surrounding area provide a variety of upscale stores, unique shops, casual eateries, elegant restaurants and entertainment options just minutes from home. The relaxation of golf courses and metro parks is nearby. Easy access to SR 161 and I-270 makes it just a quick trip to all that is offered in downtown Columbus and surrounding communities.



ENJOY AREA PARKS AND GOLF COURSES

Such as Blendon Woods Metro Park, Inniswood Metro Gardens, Hoover Reservoir, Hoover Dam Park with its disc golf course, Walnut Bluff Park, Academy and Woodside Green Park (Gahanna), Gahanna Municipal Golf Course, Minerva Lake Golf Course, Little Turtle Country Club (private) and much more.





THE VILLAGE COLLECTION

EXCEPTIONAL INCLUDED FEATURES

INTERIOR FEATURES

- Mohawk® porcelain tile in foyer and 3-season room
- Spacious living room with volume ceiling pre-wired for ceiling fan
- Gas fireplace with 12x12 ceramic tile surround and hearth, mantle and logs
- Dining area with recessed lighting
- First-floor laundry room with ventilated wire shelf
- All bedrooms pre-wired for ceiling fan or light
- Master bedroom with spacious walk-in closet
- Volume ceiling in master bedroom
- 2-car attached garage with pull down stairs (in select homes) to lighted storage area over garage
- Internal wired smoke detectors with battery back-up
- Enhanced Cat-5 wire for telephone in all bedrooms and kitchen
- RG-6 wire for cable television in all bedrooms and living room
- Ventilating white wire shelving in all closets
- Two or four panel white Colonist doors and trim
- 100% Mohawk® Ultra Strand nylon with Stain Guard® carpet
- Porter® interior wall paint, eggshell finish in kitchen and baths
- Azek® precision crafted millwork window sills throughout
- Thomas® interior light fixtures
- Knockdown ceiling texture
- Dexter®/Schlage® interior door hardware
- Door chime

KITCHEN FEATURES

- 42" Merillat® Millbridge II oak recessed panel cabinets
- Breakfast bar
- Selection of over 15 decorative Formica® laminated counter tops
- Recessed lighting
- GE® 18 cu. ft. white top mount refrigerator with ice maker
- GE® white self-cleaning electric range
- GE® white Spacesaver® microwave
- GE® white multi-cycle Potscrubber® dishwasher
- Insinkerator® 1/3 horsepower disposal
- 4" side & end splashes on all countertops
- Delta/Peerless® single lever kitchen faucet with sprayer
- Kohler/Sterling® stainless steel kitchen sink
- Mohawk® Seville vinyl flooring in kitchen
- Gas or electric range hookup

BATHROOM FEATURES

- Recessed mirrored medicine cabinet
- Delta/Peerless® single lever faucets in all baths
- 6X6 ceramic tile tub/shower surrounds in all baths
- Mohawk® Seville vinyl flooring in bathrooms
- Pro-flow® china water closet and lavatories
- Ceramic towel bars and paper holders
- Obscure glass shower door with chrome trim in master bath
- Kohler/Sterling® tub or shower base

MECHANICAL FEATURES

- Energy efficient furnace
- AO Smith®/State® 40 gallon energy-saver water heater
- Energy insulation: R-30 ceiling, R-13 outerwalls
- Air infiltration package
- PVC water lines
- UL® tested and approved wall system
- Superior wall sound rating and fire protection

EXTERIOR FEATURES

- All cultured stone and brick masonry
- Natural cement-based exterior siding
- Enclosed 3-season sun room prewired for ceiling fan or light
- American Weather Seal® vinyl insulated windows (in select units)
- Six panel insulated steel door and decorative sidelight
- Cut limestone address stone
- Certainteed® 25 year 3-tab shingles
- Raised panel garage doors with 1/2 horsepower garage door opener
- Recessed porch light and garage coach lights
- Exterior frost proof water hose bib
- GFI weatherproof exterior electrical outlet
- Dexter®/Schlage® exterior hardware with deadbolt
- Asphalt driveway
- Superior attic ventilation
- Beautifully landscaped grounds with sodded lawn



THE VILLAGE COLLECTION

THE YORK

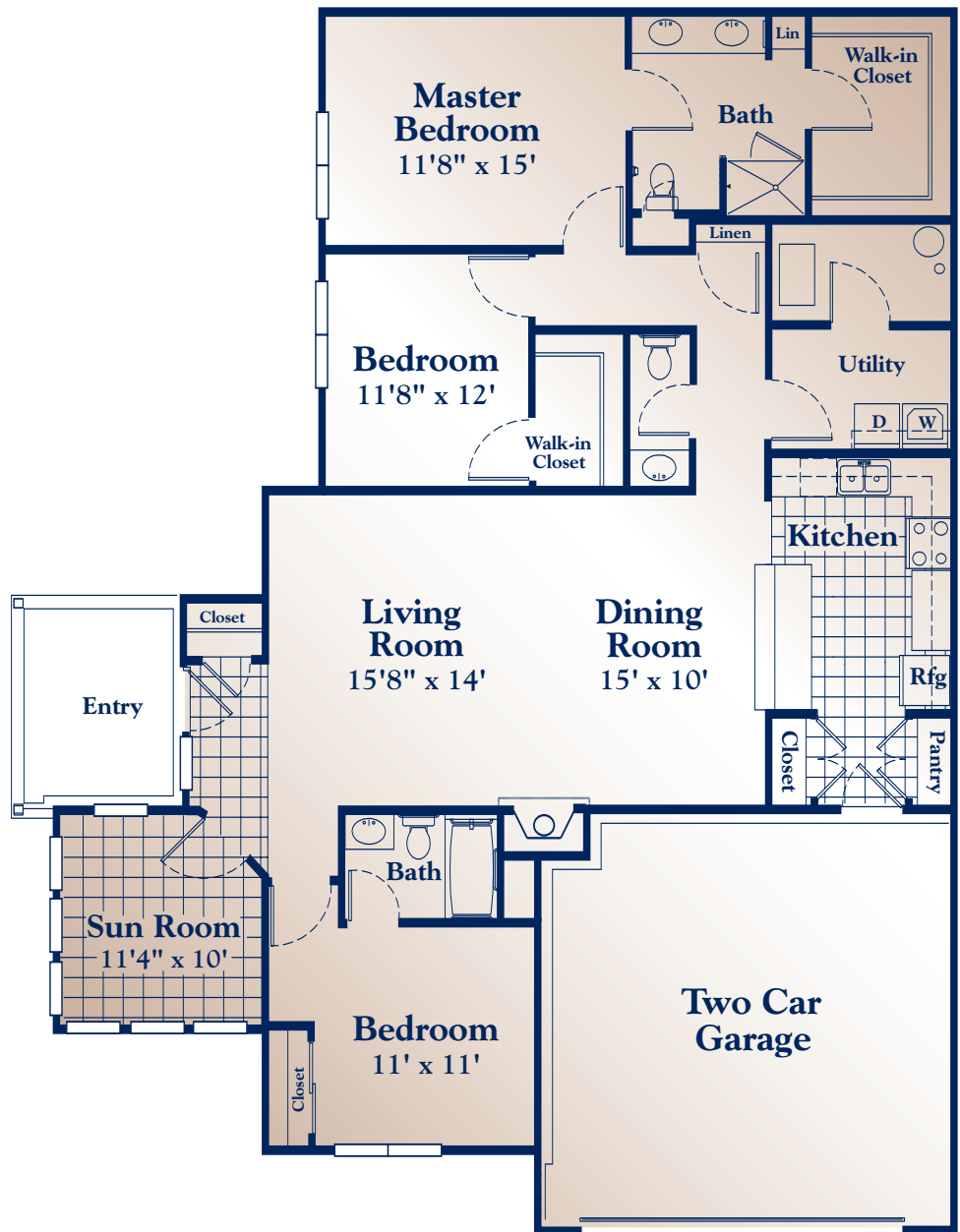
Standard Features

- 3 Bedroom, 2 1/2 Bath Ranch
- 2 Car Attached Garage*
- Spacious Living Room with Cathedral Ceiling
- Gas Fireplace with Ceramic Tile
- Enclosed Sun Room
- Beautiful Landscaping
- Owner's Suite with Private Bath & Walk-in Closet
- Covered Front Porch

1735 Sq.Ft.
including Sun Room

\$ _____

*Garage size varies in select communities

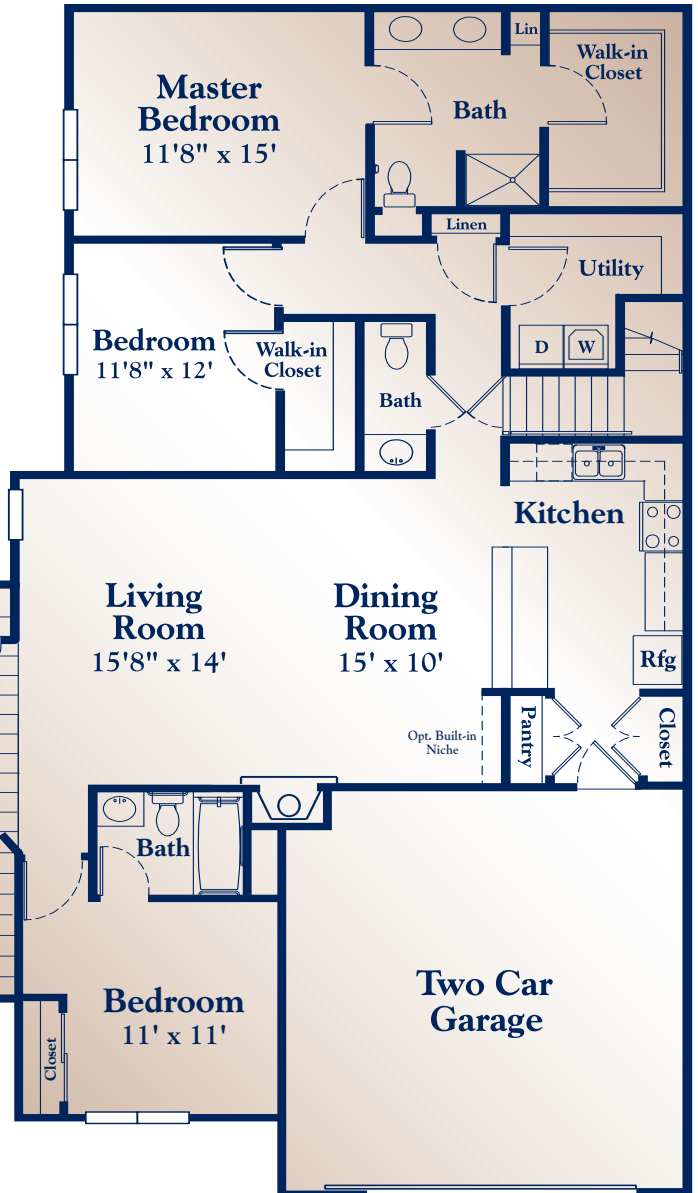
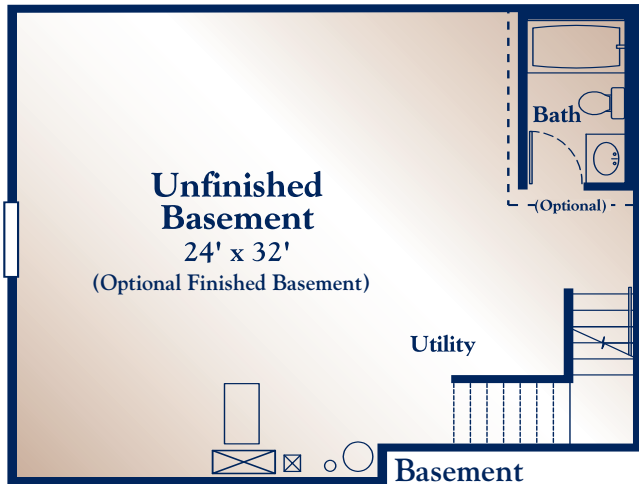


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THE VILLAGE COLLECTION

THE YORK II



First Floor

Standard Features

- 3-bedroom, 2 1/2-bath ranch with basement
- Spacious living room with cathedral ceiling
- Owner's suite with private bath & walk-in closet
- 2-car attached garage
- 3-season sun room (Optional 4-season room)
- Gas fireplace with ceramic tile
- Beautiful landscaping
- Covered front porch

1735 Sq. Ft.

including sun room

768 Sq. Ft. Unfinished Basement

\$ _____

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THE VILLAGE COLLECTION

THE KENT



Second Floor



First Floor

Standard Features

- 3-bedroom, 3-bath ranch with second floor suite
- 2-car attached garage
- Spacious living room with cathedral ceiling
- Owner's suite with private bath & walk-in closet
- 3-season sun room
(Optional 4-season room)
- Gas fireplace with ceramic tile
- Easily accessible storage area
- Beautiful landscaping

1968 Sq. Ft.

including sun room and second floor storage

\$ _____