



Market Homes Available Throughout the Miami Valley
Contact Julie Suits @ 937-278-0851 for more information.

Community	Location Schools	Home Description	Price	Directions
SOUTH COMMUNITIES				
Crains Run MLS# 399794	Miami Township Miamisburg Schools	The Fairmont – 4 bedrooms, 2.5 baths, full basement. 9' first floor ceilings, morning room, maple cabinets, and spacious owner's bedroom with private garden bath	Was \$293,877 NOW \$289,900 Ready in June	SR741, west on Miamisburg-Springboro Rd, left on Crain Creek
Sweeney Place MLS# 393847	Washington Twp, Centerville Schools	The Princeton – Brick & stone front ranch with split bedroom floor plan. 3 bedrooms, den, 3 full baths, and full basement. 9' ceilings in basement.	Was \$301,942 NOW \$274,900 Ready Now!	On Sheehan Rd. just south of Social Row Rd.
Sweeney Place MLS# 400243	Washington Twp, Centerville Schools	The Jamestowne – 9' first floor ceilings, 4 bedrooms, 2.5 baths, full basement. Kitchen has maple cabinets, hardwood floors and opens to large breakfast room.	Was \$ 295,880 NOW \$284,900 Ready in August	On Sheehan Rd. just south of Social Row Rd.
Sweeney Place MLS# 400319	Washington Twp, Centerville Schools	The Boston – Kitchen features cherry cabinets. Bay window in breakfast room. 4 bedrooms, 2.5 baths, basement. Spacious owner's suite. Hardwood floors.	Was \$296,156 NOW \$284,900 Ready in August	On Sheehan Rd. just south of Social Row Rd.
Benham Estates MLS# 375836	Washington Twp, Centerville Schools	The Saybrooke – Brick wrap 2-story, 4 bedrooms, huge bonus room, 2.5 baths, full basement. Kitchen has center island and 42" cabinets. Formal dining room. Study.	Was \$428,896 NOW \$398,900 Ready Now!	Off Social Row Rd. just one quarter mile east of Sheehan Rd.
Benham Estates MLS# 375718	Washington Twp, Centerville Schools	The Whitney – Brick wrap split bedroom ranch. Full basement with 9' ceilings. Kitchen has 42" cherry cabinets and Corian countertops. Hardwood floors.	Was \$389,337 NOW \$359,900 Ready Now!	Off Social Row Rd. just one quarter mile east of Sheehan Rd.
Richard's Run MLS# 401910	Springboro Springboro Schools	The Geneva – Brick/stone front 2-story, 4 bedrooms, full basement. Kitchen has maple cabinets, hardwood floors and stainless steel appliances. Morning room.	Was \$301,600 NOW \$289,900 Ready in July	On SR 73 one quarter mile east of SR 741
Somerset Patio Home MLS# 393557	Washington Twp, Centerville Schools	The Camelot – Brick wrap w/2 bedrooms, den, and 2 full baths. Double sided fireplace in great room and Florida room. Large eat-in kitchen.	Was \$257,400 NOW \$219,900 Ready Now!	On Sheehan Rd. between SR 48 and Social Row (just north of Social Row)
Somerset Patio Home	Washington Twp, Centerville Schools	The Stanford – Brick wrap, 9' ceilings throughout living area, 2 bedrooms, den, and 2 full baths. Florida room. Maple cabinets and peninsula island w/bartop.	Was \$245,880 NOW \$234,900 Ready Now!	On Sheehan Rd. between SR 48 and Social Row (just north of Social Row)
Somerset Patio Home	Washington Twp, Centerville Schools	The Lawrence – 10' throughout living area in this brick wrap home. Dining room with tray ceiling. Maple cabinets and Corian countertops. Florida room.	Was \$270,942 NOW \$264,900 Ready this Fall	On Sheehan Rd. between SR 48 and Social Row (just north of Social Row)
The Commons at Yankee Trace MLS# 401109	Centerville Centerville Schools	The Washington – All brick with 2 bedrooms, den, 2 full baths. Great room has vaulted ceiling and fireplace. Lots of counter space. Four seasons sun room.	Was \$284,304 NOW \$279,900 Ready in August	On Yankee Rd. ½ mile south of Spring Valley Rd
The Commons at Yankee Trace	Centerville Centerville Schools	The Adams – All brick with four seasons sun room. Large eat-in kitchen with bay window. Curved stairway leads to 2 nd level bonus room. Fireplace. 2 bedrooms.	Was \$256,673 NOW \$249,900 Ready in August	On Yankee Rd. ½ mile south of Spring Valley Rd
The Commons at Yankee Trace MLS# 392076	Centerville Centerville Schools	The Jefferson – All brick, 2 bedrooms, den, 2 full baths. Kitchen has Corian countertops and 42" cabinets. Four season sun room	Was \$276,082 NOW \$269,900 Ready Now!	On Yankee Rd. ½ mile south of Spring Valley Rd.

Market Homes Available (cont.)

EAST COMMUNITIES				
Sugarcreek Township MLS# 400372	Kable's Mill Sugarcreek Schools	The Lancaster II – 2-story, 5 bedroom home with full basement and 3 car garage. 2' extension to family room and breakfast room. Maple cabinets. Bay window.	Was \$352,607 NOW \$329,900 Ready in July	Wilmington Pike to east on Feedwire, straight on Upper Bellbrook Rd, approx ¼ mile on right
Hickory Ridge MLS# 382416	Beavercreek Beavercreek Schools	The Elderberry – 2-story home has opening family room, dining room with bay window and kitchen for plenty of space. Stainless steel appliances.	Was \$184,833 NOW \$174,900 Ready Now!	On New Germany-Trebein Rd., 1/2 mile east of North Fairfield Rd.
Wagner Trace MLS# 388164	Beavercreek Beavercreek Schools	The Georgetowne – 2-story home with 9' first floor ceilings, 2' extension to family room, and bay window in dining room. Spacious owner's suite. Hardwood floors.	Was \$285,047 NOW \$274,900 Ready Now!	On Kemp Rd. one quarter mile west of Grange Hall Rd.
Wagner Trace MLS# 388162	Beavercreek Beavercreek Schools	The Cambridge II – Split bedroom ranch w/2' added to great room, kitchen and breakfast room. Wood laminate floors in kitchen, breakfast, morning room.	Was \$250,467 NOW \$238,900 Ready Now!	On Kemp Rd. one quarter mile west of Grange Hall Rd.
Wagner Trace MLS# 388160	Beavercreek Beavercreek Schools	The Devon – 1 st floor owner's suite, 3 bedrooms up, 2.5 baths. Cherry cabinets w/ Corian countertops, stainless, steel appliances, peninsula island, hardwood floors.	Was \$386,028 NOW \$369,900 Ready in May	On Kemp Rd. one quarter mile west of Grange Hall Rd.
Wagner Trace MLS# 400315	Beavercreek Beavercreek Schools	The Whitney – Split 3 bedroom ranch with den. Maple cabinets, island and Corian countertops. Dining room features tray ceiling and decorative columns.	Was \$346,642 NOW \$339,900 Ready in June	On Kemp Rd. one quarter mile west of Grange Hall Rd.
NORTH COMMUNITIES				
Parktowne MLS# 335929	Tipp City/Huber Heights Bethel Schools	The Fairmont - Brick front 2-story, 9' first floor ceilings, 4 bedrooms, 2.5 baths, basement. Grande owner's suite. 2 nd floor laundry. Irrigation system.	Was \$252,900 NOW \$209,900 Ready Now!	On SR 202 one mile north of I-70
Parktowne Patio Home MLS# 393852	Tipp City/Huber Heights Bethel Schools	The Barrington –Brick front ranch w/2 bedrooms & 2 full baths. Great room w/fireplace. Florida room. 9' ceilings. Formal dining room. Large owner's suite.	Was \$ 224,349 NOW \$189,900 Ready Now!	On SR 202 one mile north of I-70
Parktowne Patio Home MLS# 392167	Tipp City/Huber Heights Bethel Schools	The Stanford – Home features 9' ceilings in living area. Maple cabinets with Corian countertops. Four seasons Florida room. Dining room has columns and tray ceiling.	Was \$217,375 NOW \$199,900 Ready Now!	On SR 202 one mile north of I-70
Windbrooke MLS# 400364	Tipp City/Huber Heights Bethel Schools	The Princeton – Split 3 bedroom ranch with den. Vaulted ceilings in living area. Maple cabinets and peninsula island. Bay window in breakfast room.	Was \$209,944 NOW \$199,900 Ready in June	On SR 40 just one quarter mile east of SR 202
Edgewater	Troy Troy Schools	The Chestnut – 9' first floor ceilings. 4 bedrooms, 2.5 baths full basement. Bay window in dining room. Owner's bedroom has vaulted ceiling and private bath.	Was \$211,392 NOW \$199,900 Ready this Fall	On SR 55 just one mile west of I-75

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Pricing and availability subject to change without notice. 04/11/08

