

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) and 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



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Interior

- 2 Car Garages with 2 Remote Controls
- 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 8' Doors Throughout
- 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 - Upstairs Bedrooms and Hallway
- Pre-Wired Cable Television - High Speed
- Smoke Detectors - Hardwired with Battery Back-Up, One CO² Detector
- 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, Master Bedroom, and Back Patio
- Quality Sherwin Williams Latex Paints - 2 Coats Interior Walls
- Choice of Paint Color - One Color Throughout - Sure Scrub, Flat Finish
- LED Lighting Throughout

Tech Home

- CAT 5E/6 Hardwired to Bedrooms, Living Room, Flex Rooms, Loft - Point to Point Ethernet Connections - Per Plan
- Electric Vehicle Prewire in Garage - 60 AMP Wiring (for Future EV Charger)
- Nest WiFi Thermostat
- WiFi Enabled Garage Door Opener with 2 Controls
- Decorative Front Door Lock with WiFi Enabled Deadbolt
- USB/USB C Charger in Kitchen Island Outlet

Exterior

- Private Enclosed Courtyard
- Sodded Front, Side and Courtyard
- Shrubs and Trees
- Concrete Walks, Blacktop Streets
- Waterproof Exterior Electric Outlet - Front and Rear

Kitchen & Baths

- Maple Wood Cabinets with Hardware, Soft Close Dovetail Construction
- 36" High Wall Cabinets with Custom Layout and Crown Molding
- Whirlpool Stainless Steel Quality Appliances: Range, Dishwasher, Microwave
- Granite Countertops in Kitchen
- Undermount Lighting Kitchen Wall Cabinets
- Double Bowl Stainless Steel Sink with Single Handle Faucet in Kitchen
- Pre-Plumbing for Ice Maker Line
- Cultured Marble Countertops 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
- Visit simmsdev.com to View All Green Building Practices & Features

