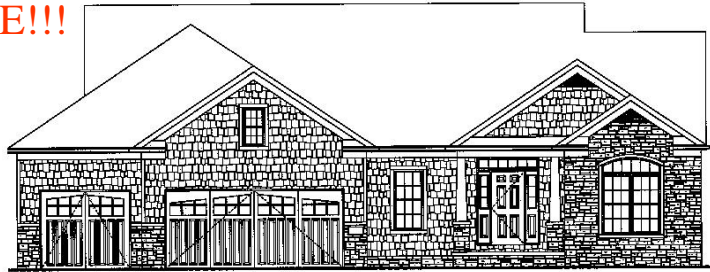


BARR BROS. CONSTRUCTION, INC.
SUBLOT 98 OR 12312 SUMMERWOOD
CONCORD, OHIO 44077

3.99%
FINANCING
AVAILABLE!!!

\$309,900.00 (includes lot)



ASK US!

The "JOYCE ANN"

This "RITE SIZED" home's design was inspired and named after the builder's wife, Joyce. The "Joyce Ann" is a home the owners can enjoy and function in as long as life allows. All the doorways are 3' wide, the hallway has an extra eight inches for maneuverability, and the master shower, having a lower threshold, allows a barrier free entry. This 2030 sq. ft., one-story home is open and inviting, from the split bedroom design to the de-stressing drop zone. With the 12' ceilings in the entry, great room, kitchen and breakfast, this home combines function with imagination. Topped off with a three car garage, there's something for everyone. This design helped launch our "RITE SIZED" collection, proving a house doesn't have to be 3000 sq. ft. to function and flow.

OUR FEATURES INCLUDED IN THIS HOME ARE:

- 12' vaulted ceiling in great room
- Recessed lighting in great room
- 16' x 8' insulated garage door—1' extra in height
- 8' x 8' insulated garage door—1' extra in height
- Rough in for bath in basement
- Computer and cable ready
- Hardwood floors in foyer
- Kraftmaid maple kitchen cabinets
- Granite tops in kitchen with breakfast bar
- First floor laundry room
- Master bath: whirlpool tub with ceramic surround and 5' shower with glass door included
- Address stone
- High efficiency 90+ American standard furnace with central air conditioning
- Sound insulation: master bedroom, kitchen wall, master bath, hall bath and laundry room
- High efficiency 50 gallon water tank
- 4" drain tiles inside and outside of foundation walls
- Split 3 bedroom design with wider hall and 3' doors throughout
- Drop zone at garage/house entry
- Soaring ceilings: kitchen, eating area, great room, foyer, and master suite, 12' high
- Sunroom accessed through master bedroom and opens up to dining room
- 3 car garage makes this home the complete package
- Landscaping completely installed



CALL DAVE BARR AT (440) 951-2242
www.barrbroconst.com
or email: barrbros@oh.rr.com



**Sublot 98
or 12312 Summerwood Dr.**

www.barrbroconst.com

GREAT ROOM

- Barrel arch entry
- 16' x 23'
- 12' ceiling height
- Fireplace w/ custom mantel
-

KITCHEN AND DINETTE

- 12' x 23'
- 12' high ceilings
- Maple cabinets and stainless steel appliances
- 6' sliding door leads to patio
- Granite counter at breakfast bar
-

SUNROOM

- 7'8" x 13'10"
-

LAUNDRY ROOM

- First floor 6' x 8'6"

MASTER BEDROOM

- 13'10" x 15'
- 12' high ceiling
-

MASTER BATH

- Huge 5' shower with lower entry for accessibility
- 6' whirlpool tub with ceramic tile
-

BEDROOM #2

- 11' x 11'4"
-

BEDROOM #3

- 11' x 12'
- Generous sized closets
-

BASEMENT

- Open stairs to basement
- Oak with iron spindles
- Rough in for future bath

- Stainless steel kitchen appliances
- Security system installed
- Oak with wrought iron spindles
- 12 course basement
- 90 + high efficiency furnace
- 50 gallon high efficiency water tank
- Pella maintenance free vinyl windows
- 30 year dimensional shingles
- Private backyard with wooded view
- Hardwood in foyer and halls
- Landscaping completed

LOT SIZE: 0.446 acres

- 83' x 200'
- School District: Riverside
Finished Square Feet: 2030

BEDROOMS: 3

- Split bedroom design

GARAGE

- Three car garage
- H/C water & drain in garage
- 16' X 8' garage door with opener
- 8' X 8' garage door with opener
- Hot and cold water