



## The Townes by Charles Simms Development

For Sale \$399,900

Bedrooms: 2, Baths: 2.5, Heated square footage: 1500

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. A stunning town home that includes several key upgrades including fireplace, brick accent wall, sliding barn door to pantry, trey ceiling in primary bedroom, and built in desk in the second bedroom. 9-foot open truss ceilings in the first floor and 9-foot ceilings on the 2nd floor. Wood flooring on the first floor, granite counter tops, lighting below kitchen wall cabinets. Outdoor courtyard and 2 car insulated garage. 13 seer central AC, 96% efficient gas furnace, LED lighting and Ceramic primary bath.

- 1% of Loan Amount Paid in Closing Costs through Thrive Mortgage



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**Please call (513) 409-3190 for more information or visit [UnionVillageOhio.com](http://UnionVillageOhio.com)**

Please note: Builder plans and specifications may vary from information represented here. Due to the frequency of changes in building material and supply costs prices represented here are subject to change at any time. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals. The listing broker, nor their agents or subagents are responsible for the accuracy of the information. ARB approval process required to build. Plans may be lot specific; setbacks may vary. Square footage is approximate. All rights are reserved by the originating designer, architect or architectural firm. Plans may not be reproduced, copied, altered, distributed, stored or transferred in any form without express written consent. Equal Housing Opportunity. Void where prohibited by law.