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SERVICES
KELLERWILLIAMS.

Missy Bricking
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Contact Missy for more information!



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Helping Others Create A LEGACY Through Real Estate

Presents





MARKET LINE

Have your clients start building today, only \$1,000 earnest money due at signing!

<u>MLS</u>	<u>Address</u>	<u>Lot #</u>	<u>Floor Plan</u>	<u>Description</u>	<u>Basement</u>	<u>Price</u>	<u>Status</u>
BOONE COUNTY							
<u>North Walton Pointe Subdivision</u>							
525678	1203 Gemstone Pointe Drive	162	Winchester	Bi-Level - 3 bedroom, 2.5 bath, 2 car	Finished	\$179,900	Carpet
<i>Coming Soon!! New Homesites in North Walton Pointe – Taking lot holds now</i>							
KENTON COUNTY							
<u>Canberra Ridge Subdivision</u>							
528010	Canberra Drive	213	Nicolas County	Ranch - 3 bedroom, 2 bath, 2 car	Full - Unfinished	\$204,900	To Be Built
<u>Battleridge Subdivision</u>							
<i>Coming Soon!! New homesites in Battleridge – Taking lot holds now</i>							
<u>Cody Meadows Subdivision</u>							
518471	9834 Codyview Drive	1	Christian II	Bi-Level - 3 bedroom, 2 bath, 1 car	Finished	\$169,900	Foundation
520003	9839 Codyview Drive	7	Nicolas County	Ranch - 3 bedroom, 2 bath, 2 car	Slab	\$185,000	Foundation
528018	9835 Codyview Drive	8	Winchester	Bi-Level - 3 bedroom, 2.5 bath, 2 car	Finished	\$189,900	To Be Built

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All information contained herein is deemed accurate, but not guaranteed, nor is this information offered as part of a contract. Prices, dates and other specifications are subject to change without notice.





Celestial Builders Base Price

<u>Model</u>	<u>Sq Ft</u>	<u>Descriptions</u>	<u>Base Price</u>	<u>Add Basement</u>	<u>To Finish Basement</u>
Harrodsburg	722	Ranch, 2 bed, 1 bath, 1 Car	\$141,000	N/A	N/A
Somerset	858	Ranch, 2 bed, 1 bath, 2 Car	\$170,900	\$20,000	+\$14,000
Auburn	1436	Bi-Level, 3 bed, 1 bath, 1 Car	\$177,900	Unfinished LL	
Nicholas II	1112	Ranch, 3 bed, 2 bath, 2 Car	\$179,900	\$25,000	+\$14,000
Cambridge	1256	Ranch, 3 bed, 2 bath, 2 Car	\$195,000	\$25,000	+\$14,000
Christian II	1332	Bi-Level, 3 bed, 2 bath, 1 Car	\$169,900	Included Finished LL	
Woodford	1400	Ranch, 3 bed, 2 bath, 2 Car	\$202,900	\$25,000	+\$14,000
Winchester	1468	Bi-Level, 3 bed, 2.5 bath, 2 Car	\$184,900 +\$2,000 for Flag Lot	Included Finished LL	
Shelby Ridge	1622	2 Story, 4 bed, Loft, 2.5 bath, 2 Car	\$199,900	\$25,000	+\$14,000
Lexington	1740	2 Story, 4 bed, Den, Loft, 2.5 bath 2 Car	\$210,400	\$25,000	+\$14,000

Contact **Missy Bricking** for more information

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Celestial Builders Standard Features

Interior

- Painted woodwork and crown baseboard
- Classic two-panel cathedral interior doors
- Interior and Exterior lock sets – Nickle or Bronze
- Foyer with hardwood entry
- Wire dustless shelving in closets
- ½” drywall smooth finished with textured ceiling
- Textured drywall in garage
- Drywall is screw anchored to help eliminate nail pops

Kitchen

- Maple kitchen cabinetry
- Rolled edge kitchen countertops
- High impact laminated self-edge countertops
- Stainless steel double sink bowls
- Energy efficient ductless range hood

Appliances

- Range with self-cleaning oven
- Under sink disposal
- Dishwasher

Bathroom

- Wooden Maple vanities
- Cultured marble vanity tops
- Full vanity mirrors
- Fiberglass easy-clean tubs and showers
- Exhaust fans in all baths
- Ground fault interrupter circuits of safety

Laundry

- Washer plumbing supply and drain
- Self-closing dryer vent
- 220 volt dryer circuit
- 110 volt electric outlet for washer

Flooring

- Hardwood entry foyers
- Upgraded vinyl in kitchen and baths
- Wall to wall carpet in remaining rooms on upgraded padding per mfg specs

Paint

- Creamy white walls
- Bright white painted woodwork
- Primed and painted exterior doors

Landscaping

- Yard will be graded, seeded, strawed and fertilized
- Planter box per plans
- Inspections
- Walk-through inspections with home owner and builder prior to closing
- One year limited warranty

Exterior

- Brick per plan
- Baked enamel seamless aluminum gutters and down spouts
- Vinyl shutters, per plan
- Vinyl siding

Concrete

- Poured concrete foundation per plan
- Concrete footers reinforced with steel for additional strength
- 8” concrete foundation walls
- Minimum 4” slabs and garage floors
- Front walk to driveway
- 10’ x 10’ deck or patio per level elevation
- Market “waterproof” system

Framing

- Tongue and groove sub flooring and super strong oriented strand board glued and nailed
- 2 x 4 interior and exterior framing
- 2 x 4 roof trusses with oriented strand board clipped and nailed or extra durability
- 20 year limited warranty fiberglass shingles
- Ridge vents

Window and Doors

- Vinyl single hung windows with grids and screens
- Raised panel steel garage doors
- Full-view glass sliding doors
- Deadbolt door locks

Electrical

- Installed per code
- Electrical service panel with circuit breakers
- Ceiling lights in all bedrooms
- Duplex weather-proof exterior electric outlets front and rear
- Smoke detectors in each bedroom
- Standard lighting package per plan – Nickle or Bronze

Plumbing

- Delta faucets with five-year warranty
- 40 gallon energy efficient hot water heater
- 2 Exterior hose bibs (front and back)
- Water line to refrigerator for icemaker setup

Heating and Air Conditioning

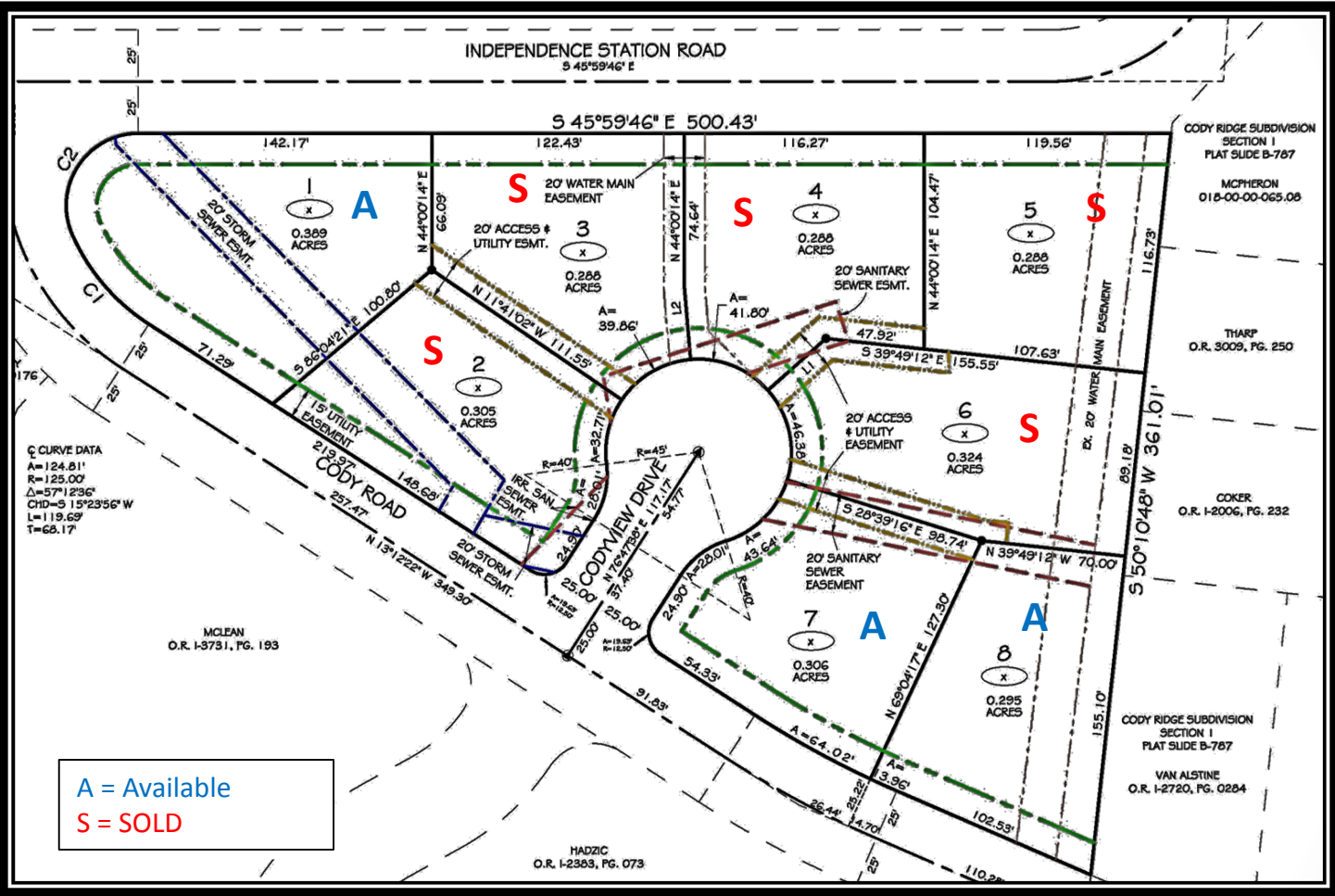
- Electric furnace and central air w/heat pump

Insulation

- R-38 blown in ceiling
- Insulation R-13 in walls
- All entry doors are insulated

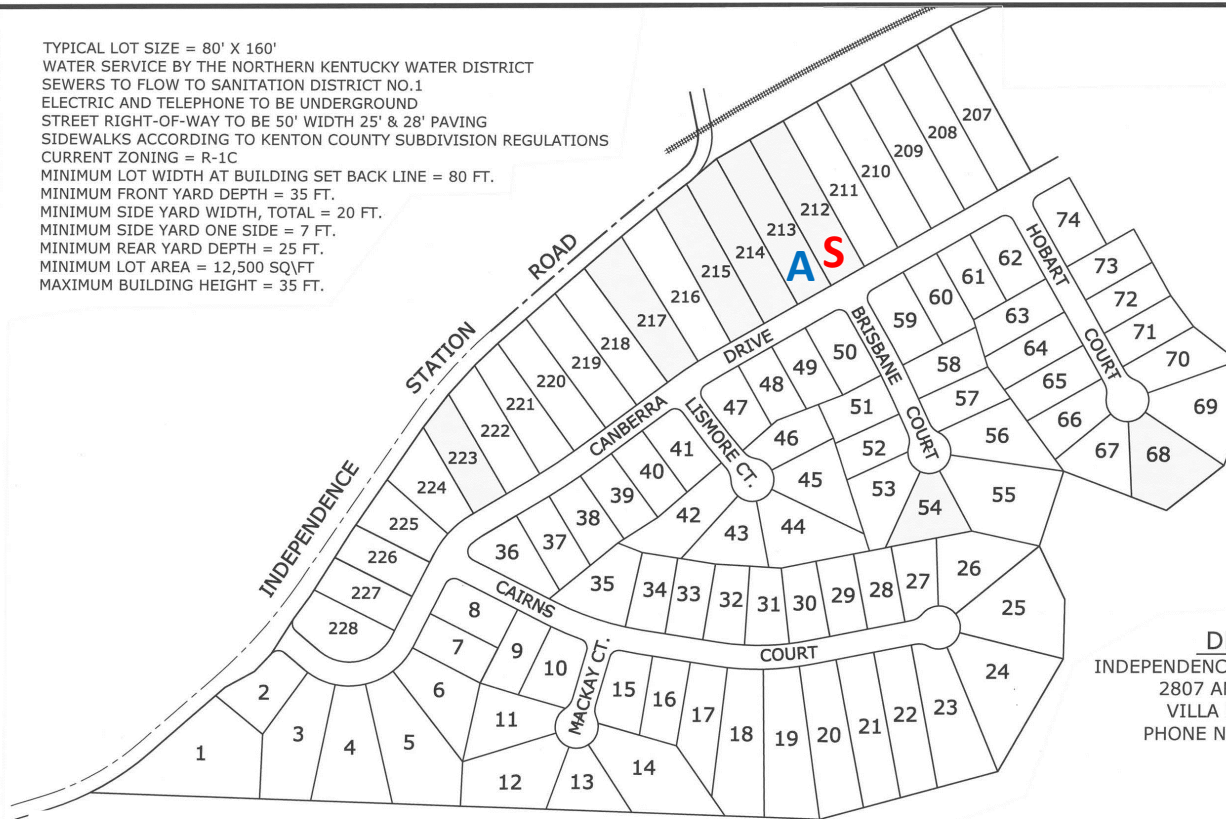
New Building Lots Available

Codyview Drive, Independence, KY



Canberra Drive, Independence, KY

TYPICAL LOT SIZE = 80' X 160'
 WATER SERVICE BY THE NORTHERN KENTUCKY WATER DISTRICT
 SEWERS TO FLOW TO SANITATION DISTRICT NO.1
 ELECTRIC AND TELEPHONE TO BE UNDERGROUND
 STREET RIGHT-OF-WAY TO BE 50' WIDTH 25' & 28' PAVING
 SIDEWALKS ACCORDING TO KENTON COUNTY SUBDIVISION REGULATIONS
 CURRENT ZONING = R-1C
 MINIMUM LOT WIDTH AT BUILDING SET BACK LINE = 80 FT.
 MINIMUM FRONT YARD DEPTH = 35 FT.
 MINIMUM SIDE YARD WIDTH, TOTAL = 20 FT.
 MINIMUM SIDE YARD ONE SIDE = 7 FT.
 MINIMUM REAR YARD DEPTH = 25 FT.
 MINIMUM LOT AREA = 12,500 SQ\FT
 MAXIMUM BUILDING HEIGHT = 35 FT.



DEVELOPER
 INDEPENDENCE STATION ROAD, L.L.C.
 2807 AMSTERDAM ROAD
 VILLA HILLS, KY 41017
 PHONE NO: (859) 282-6900

A = Available
 S = SOLD

ALL HOUSE PLANS NEED TO BE
 APPROVED BY THE DEVELOPER

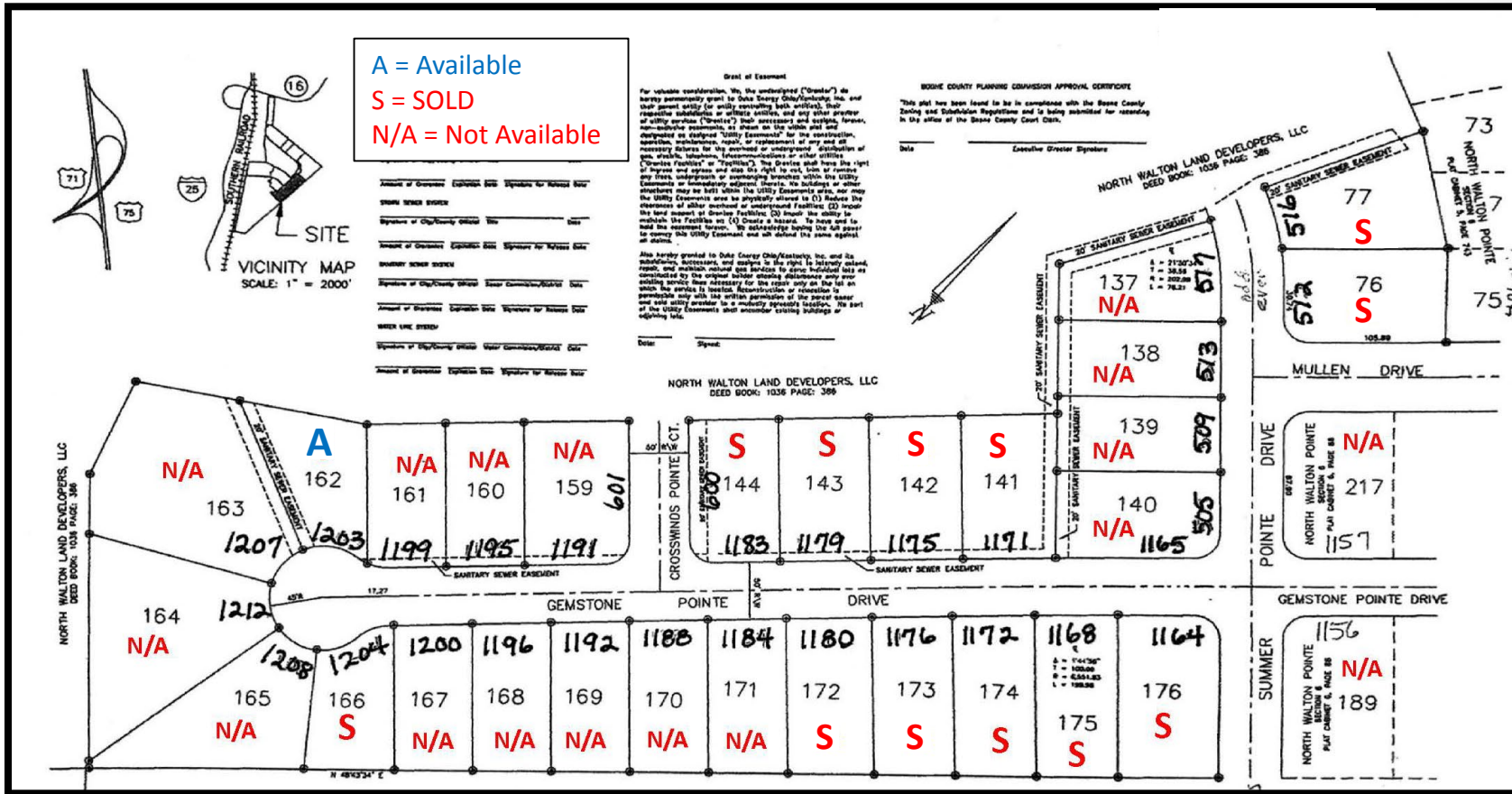
CANBERRA RIDGE SUBDIVISION

INDEPENDENCE STATION ROAD
 INDEPENDENCE, KENTON Co. KY



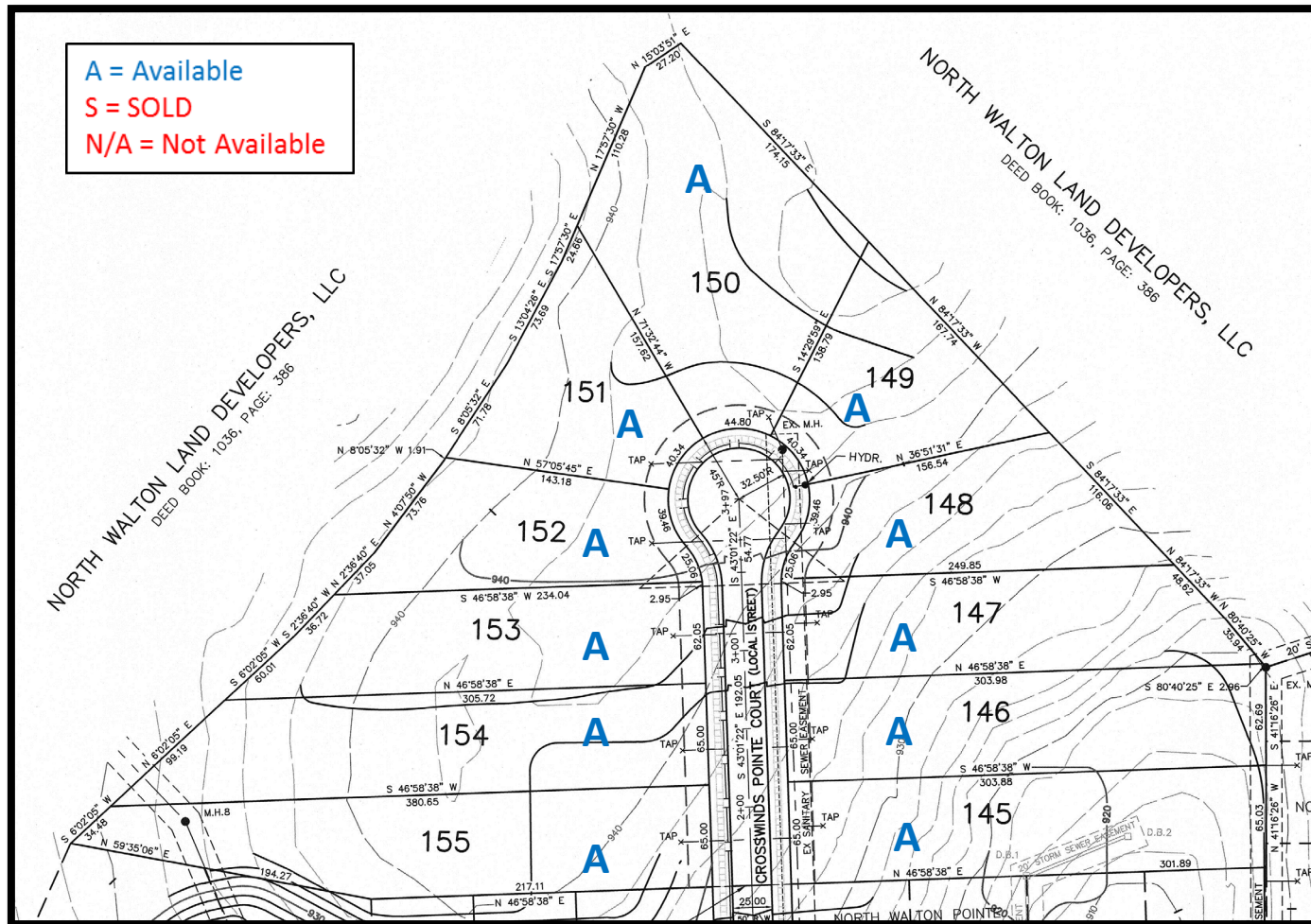
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Gemstone Pointe Drive, Walton, KY



Coming Soon!

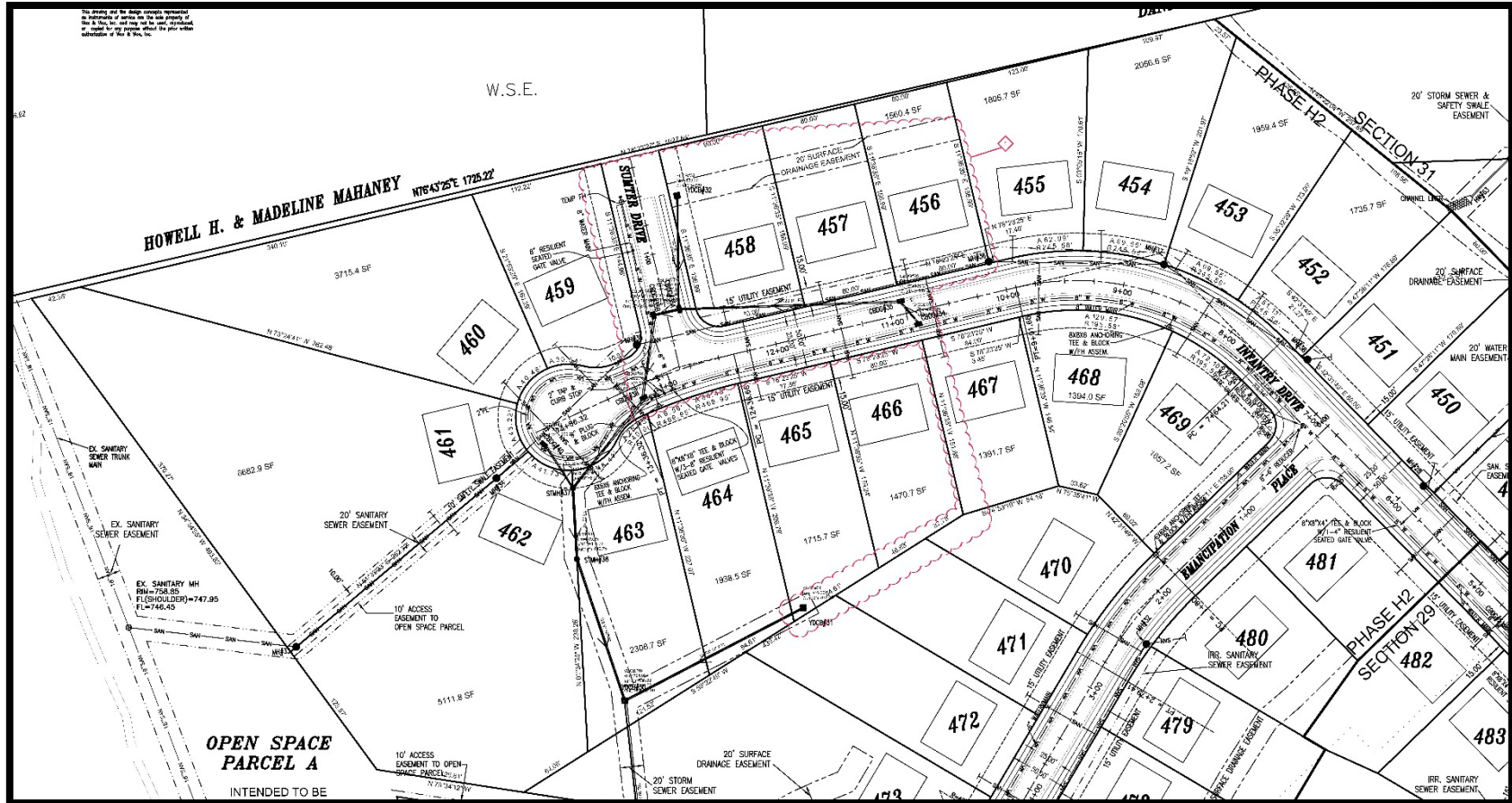
Crosswinds Pointe Drive, Walton, KY



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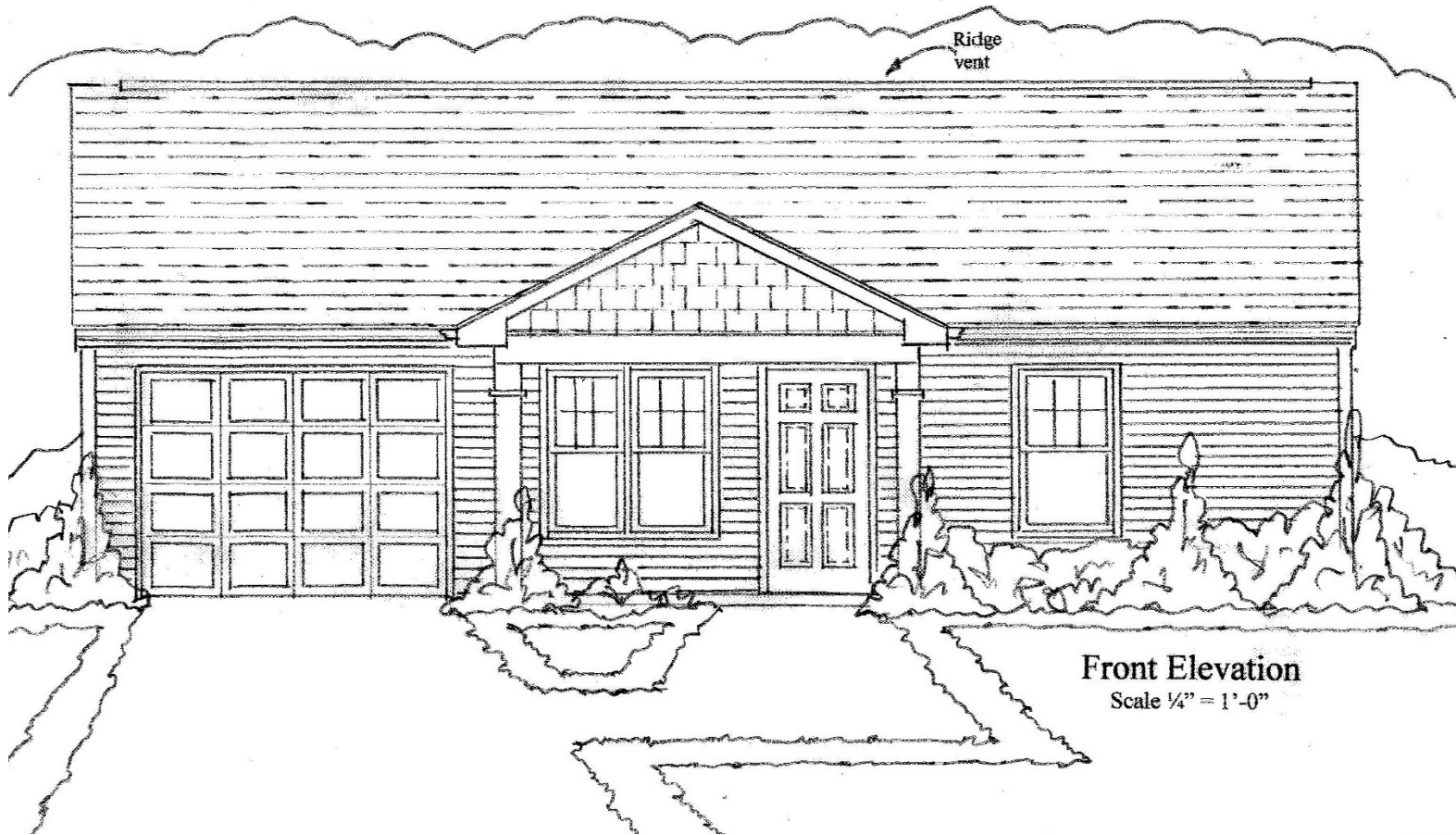
Infantry Drive in Battleridge Subdivsion, Independence, KY



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HARRODSBURG



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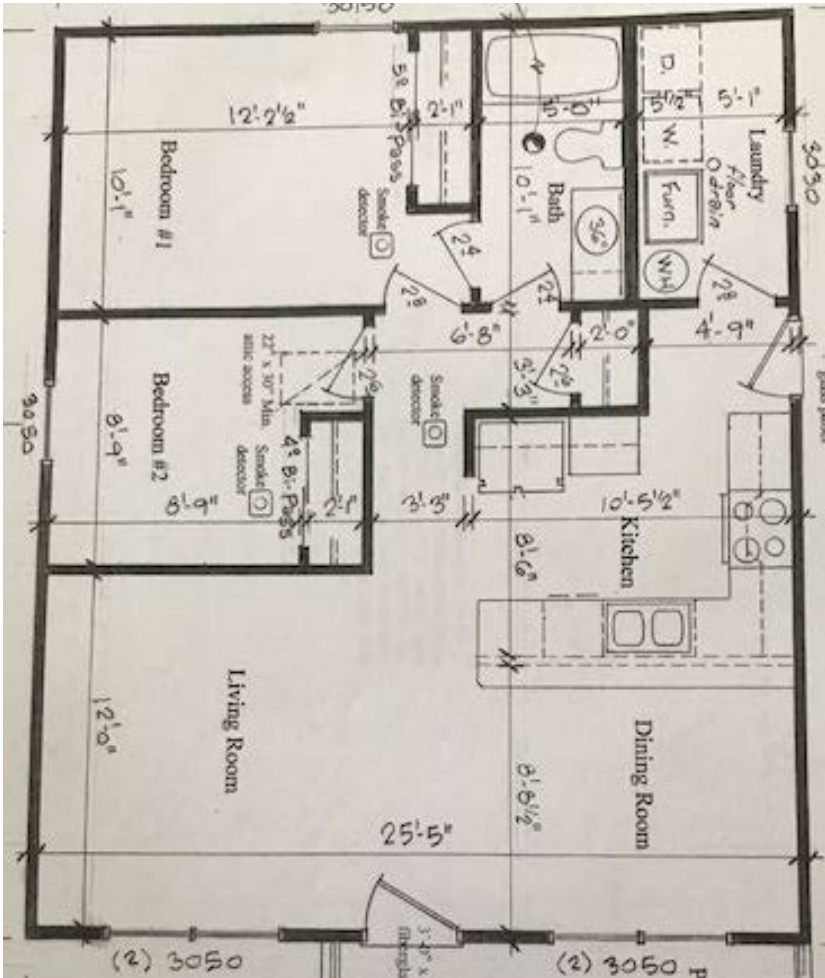
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SOMERSET



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AUBURN



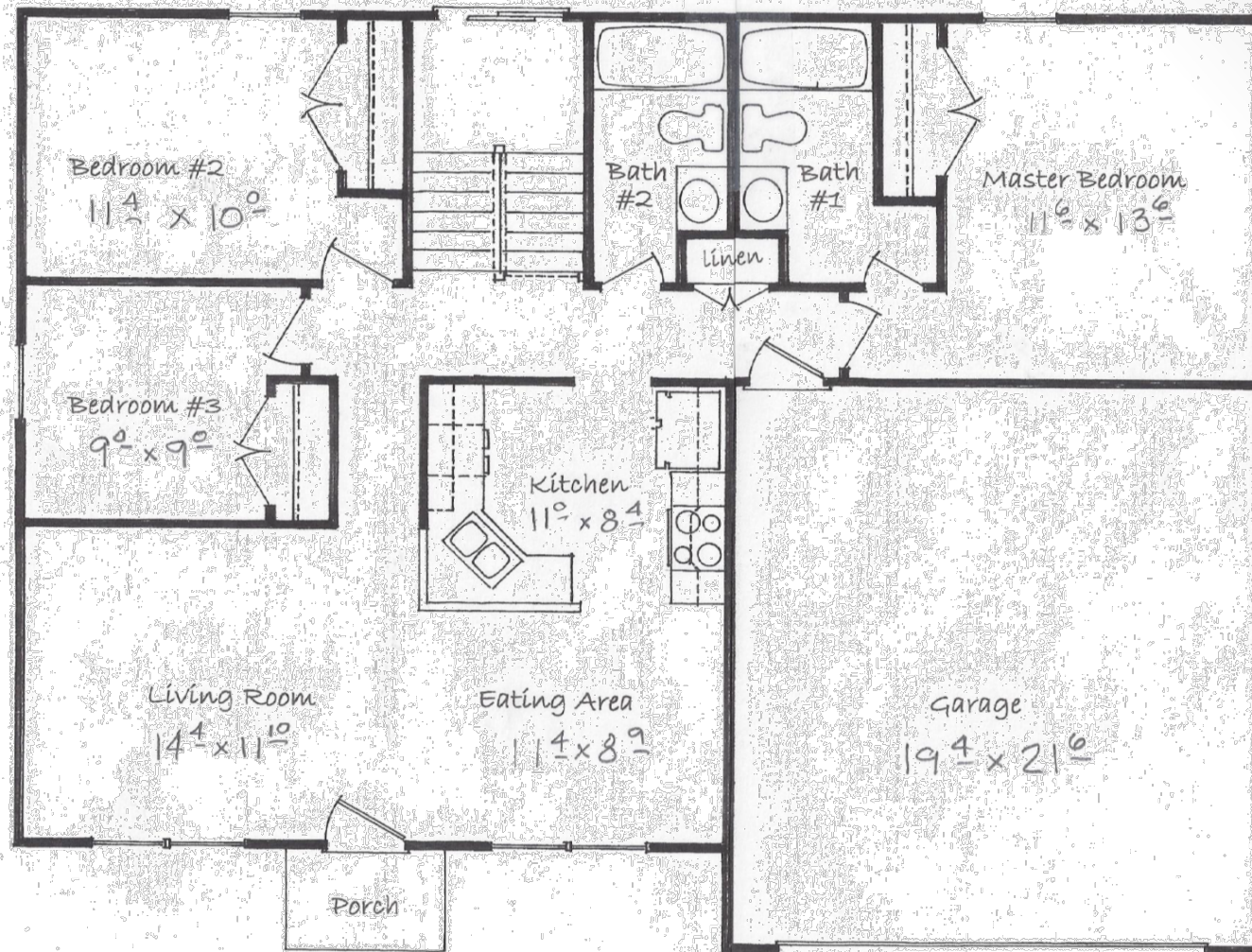
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NICHOLAS II

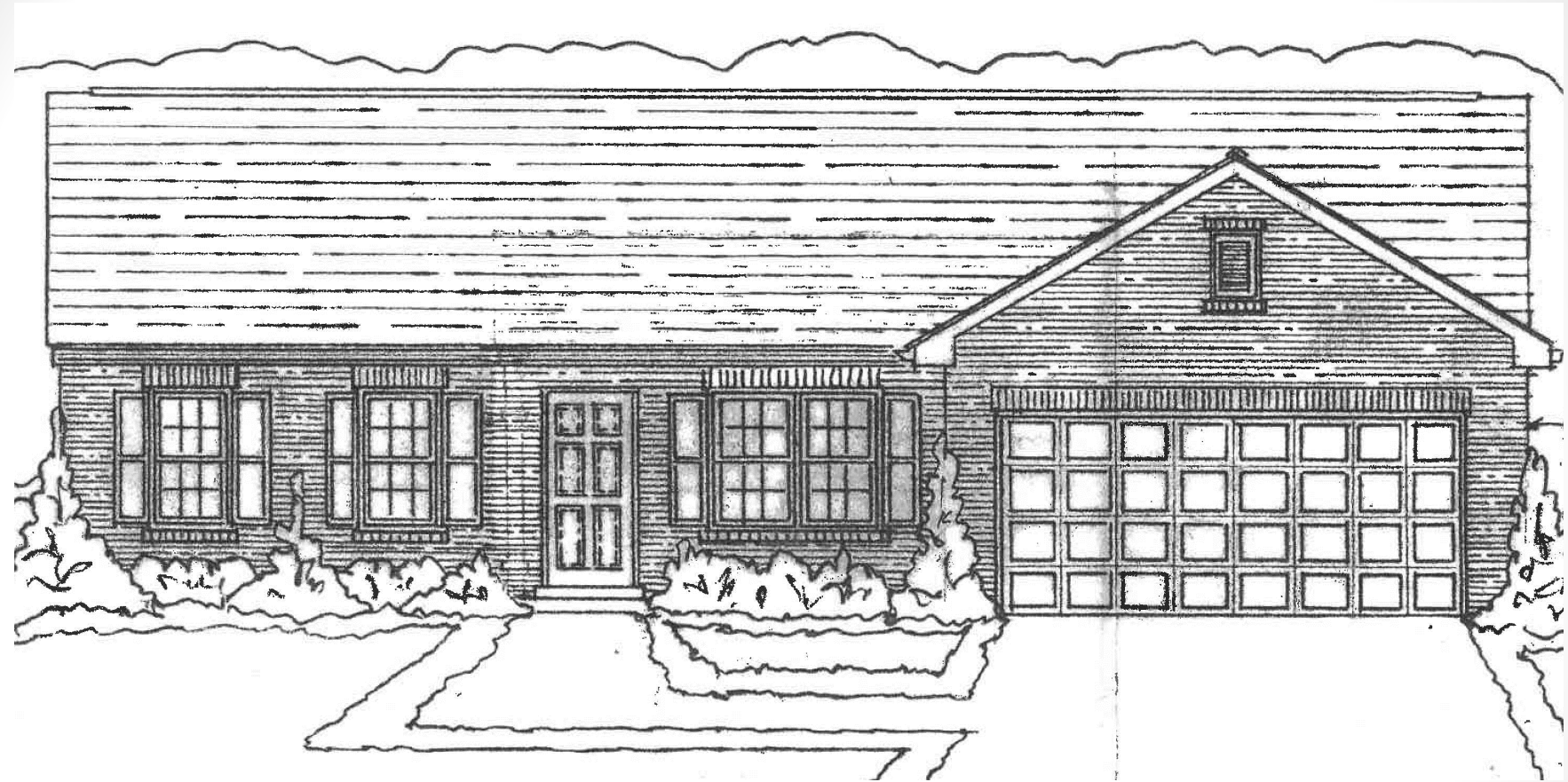


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Floor Plan - The Nicholas County II

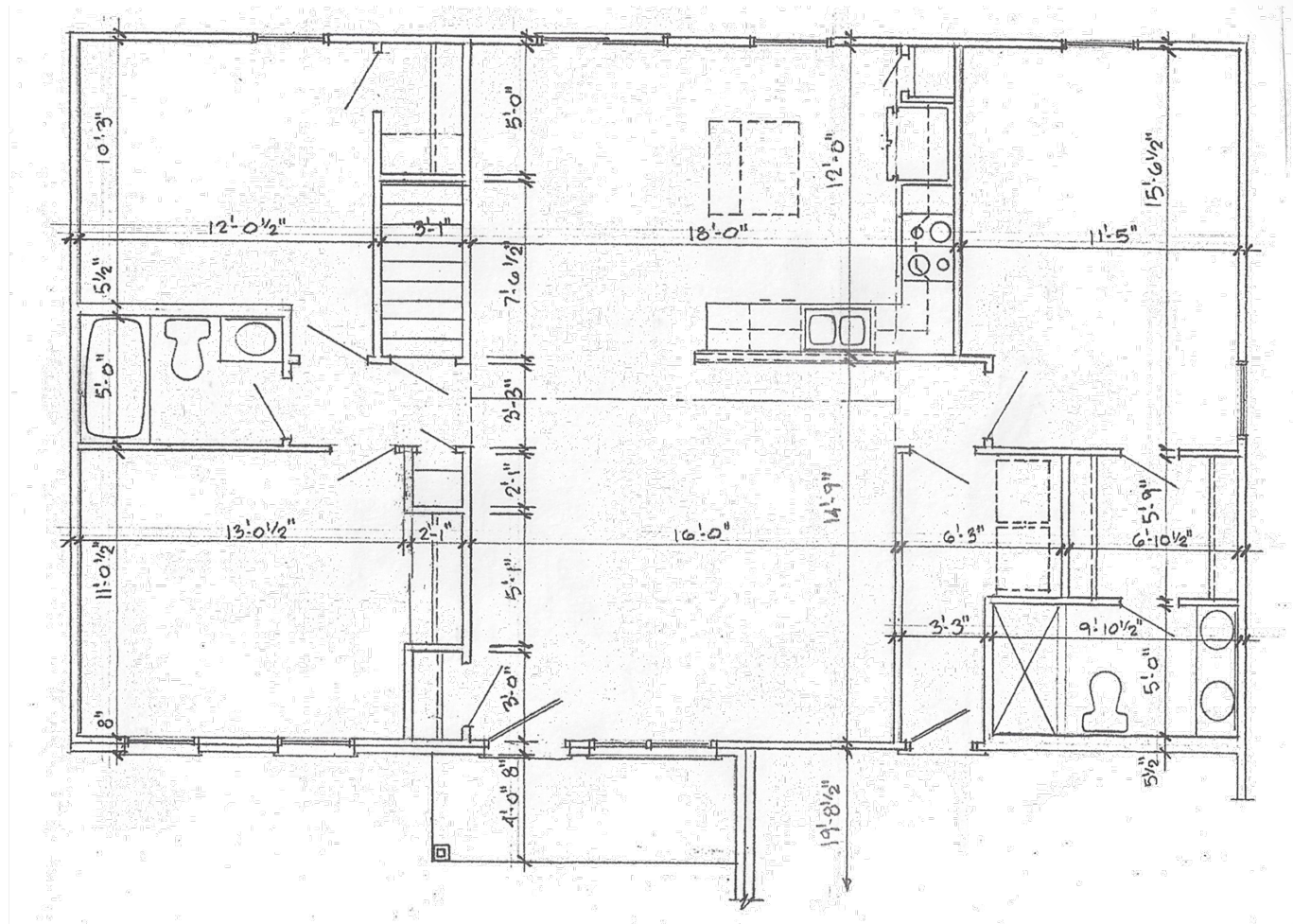
CAMBRIDGE



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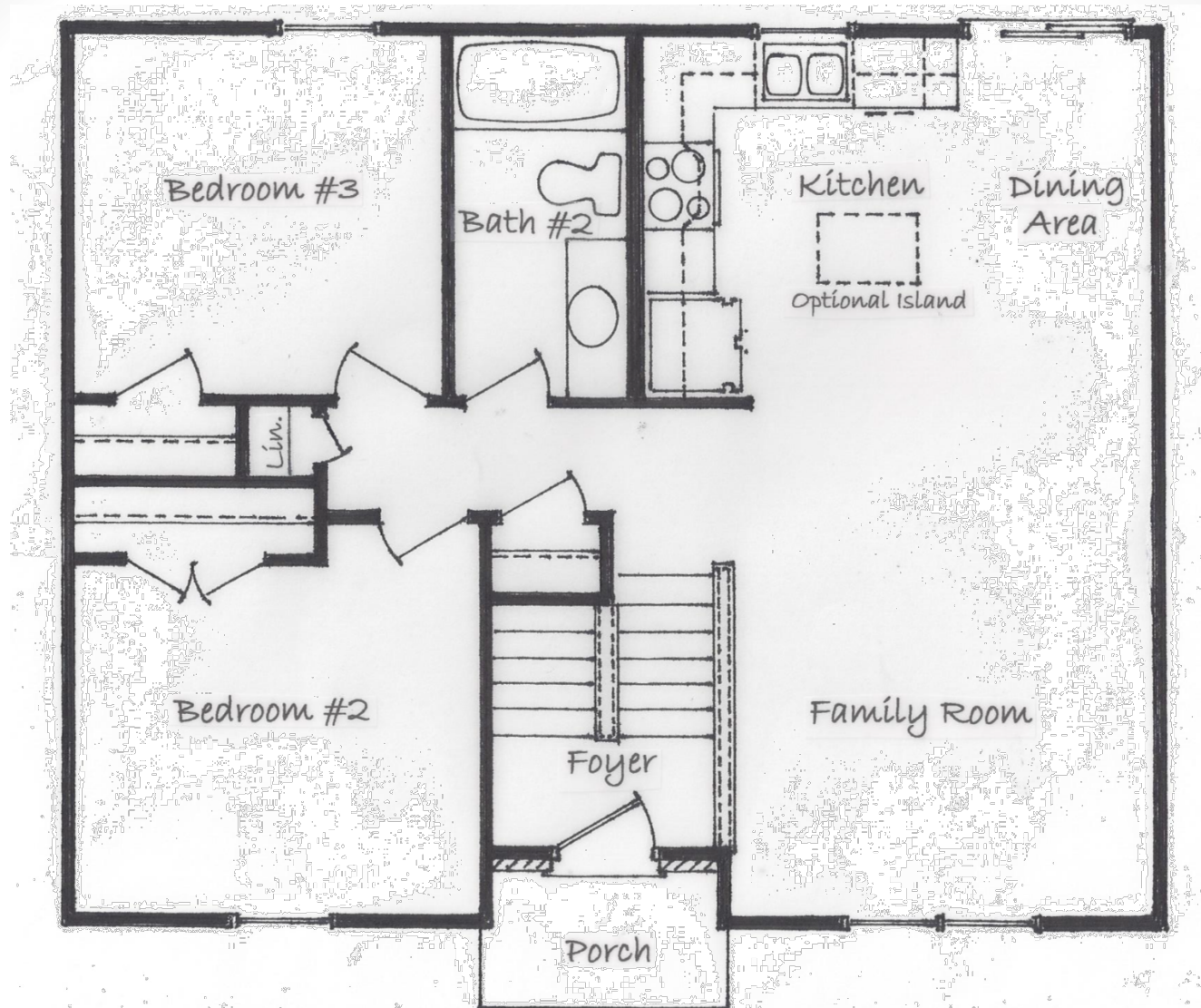
CAMBRIDGE



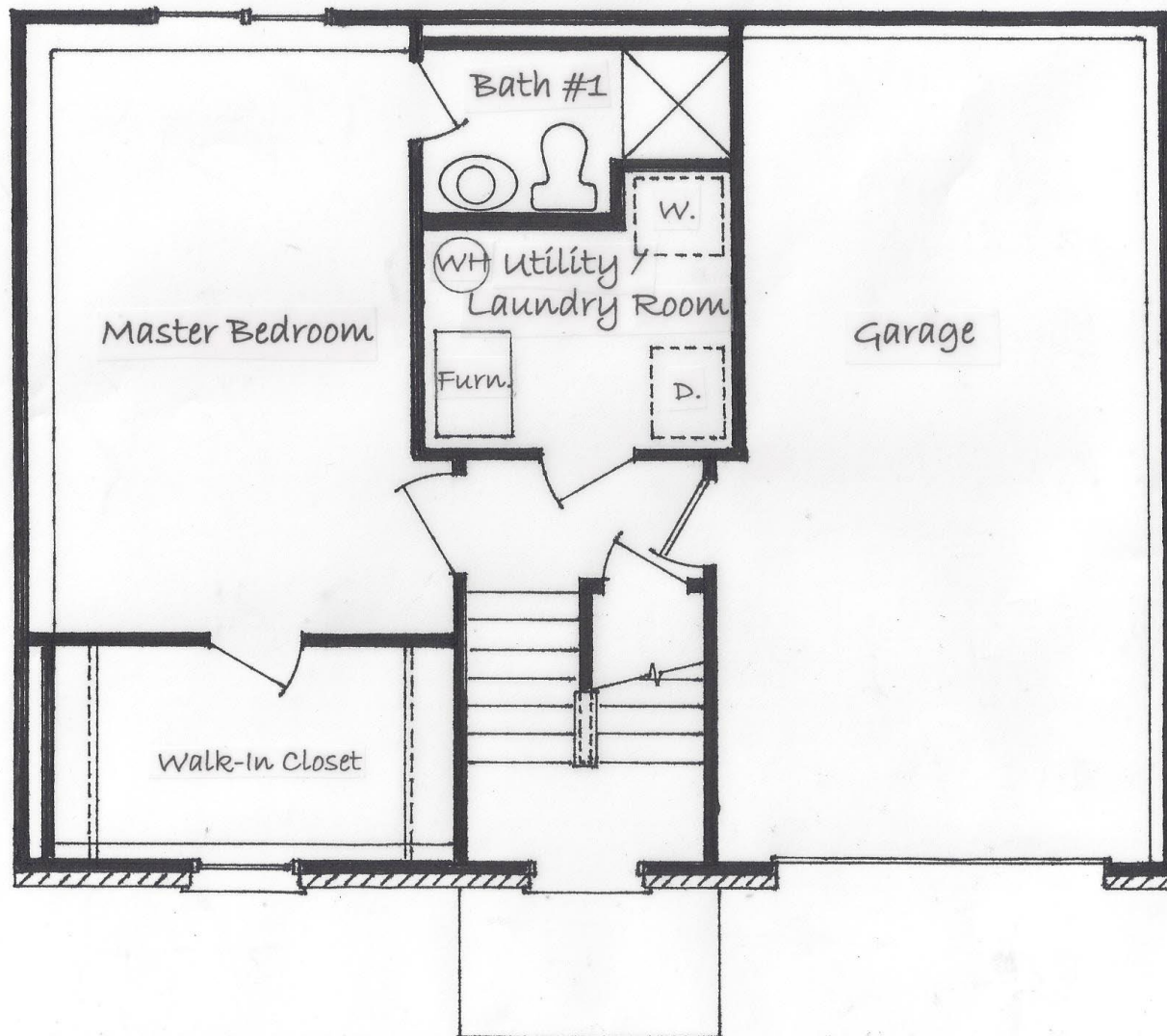
CHRISTIAN II



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Upper Level Floor Plan - The Christian County II



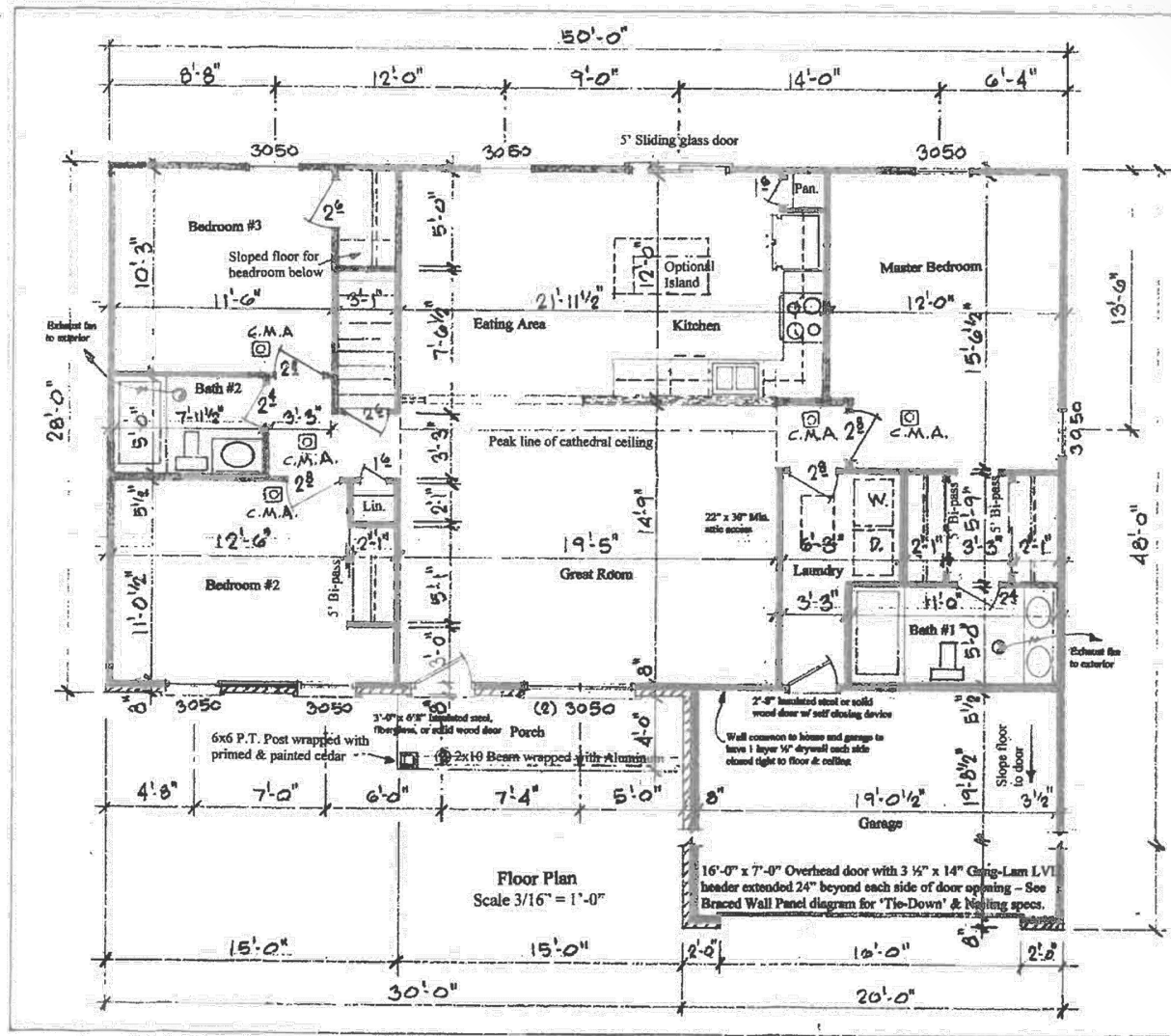
Lower Level Floor Plan - The Christian County II

WOODFORD



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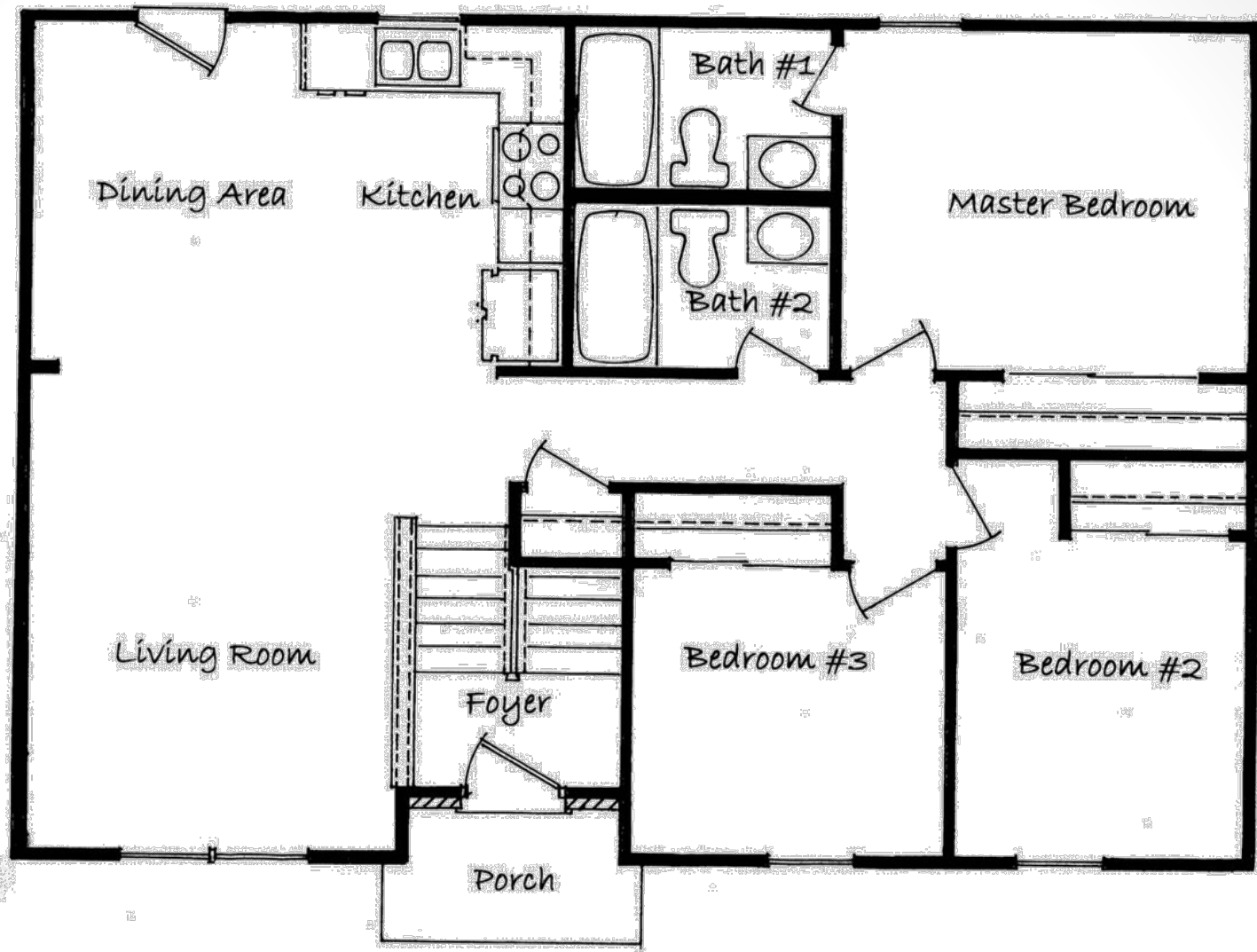
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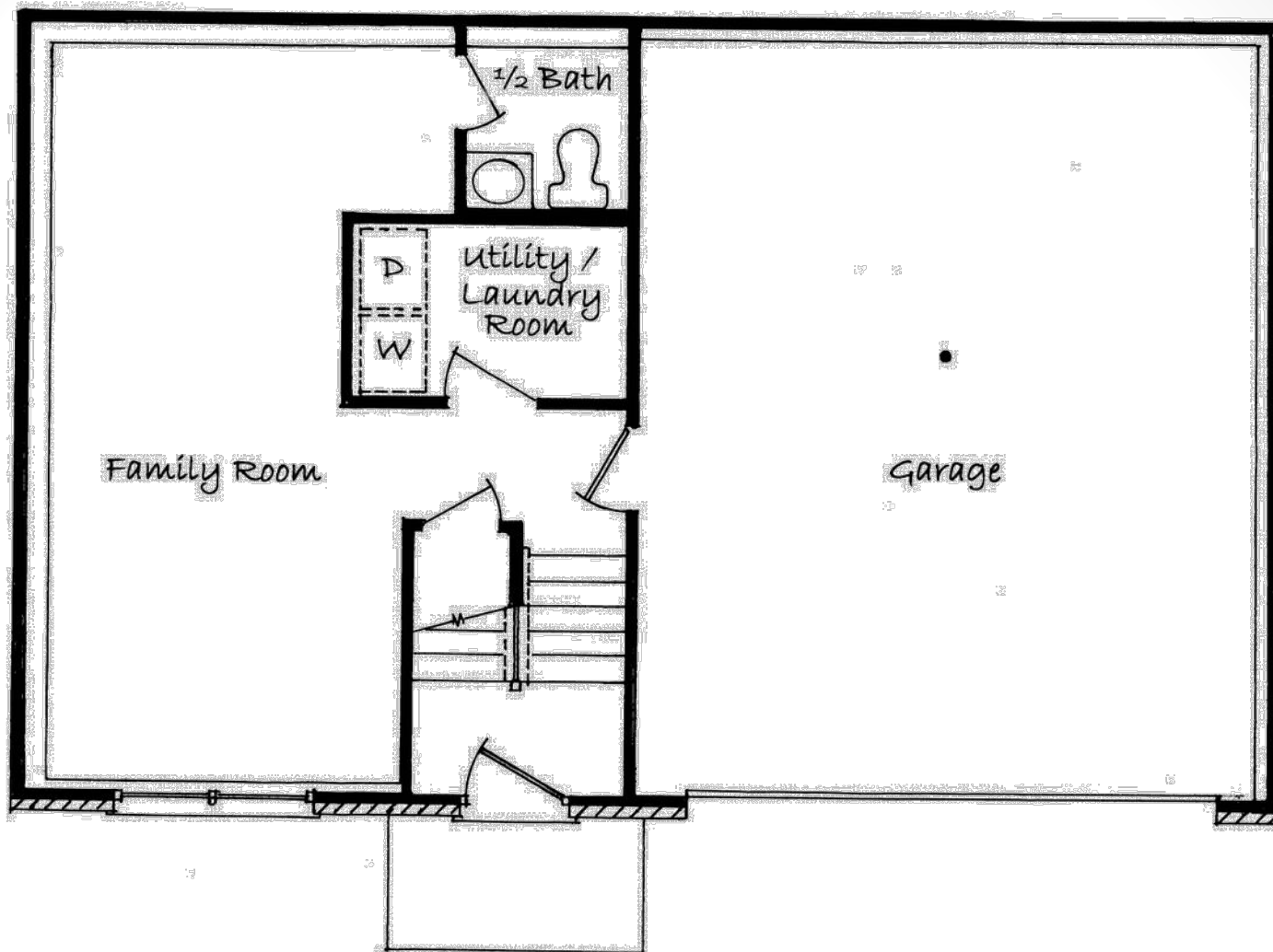
WINCHESTER



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Upper Level Floor Plan - The Winchester

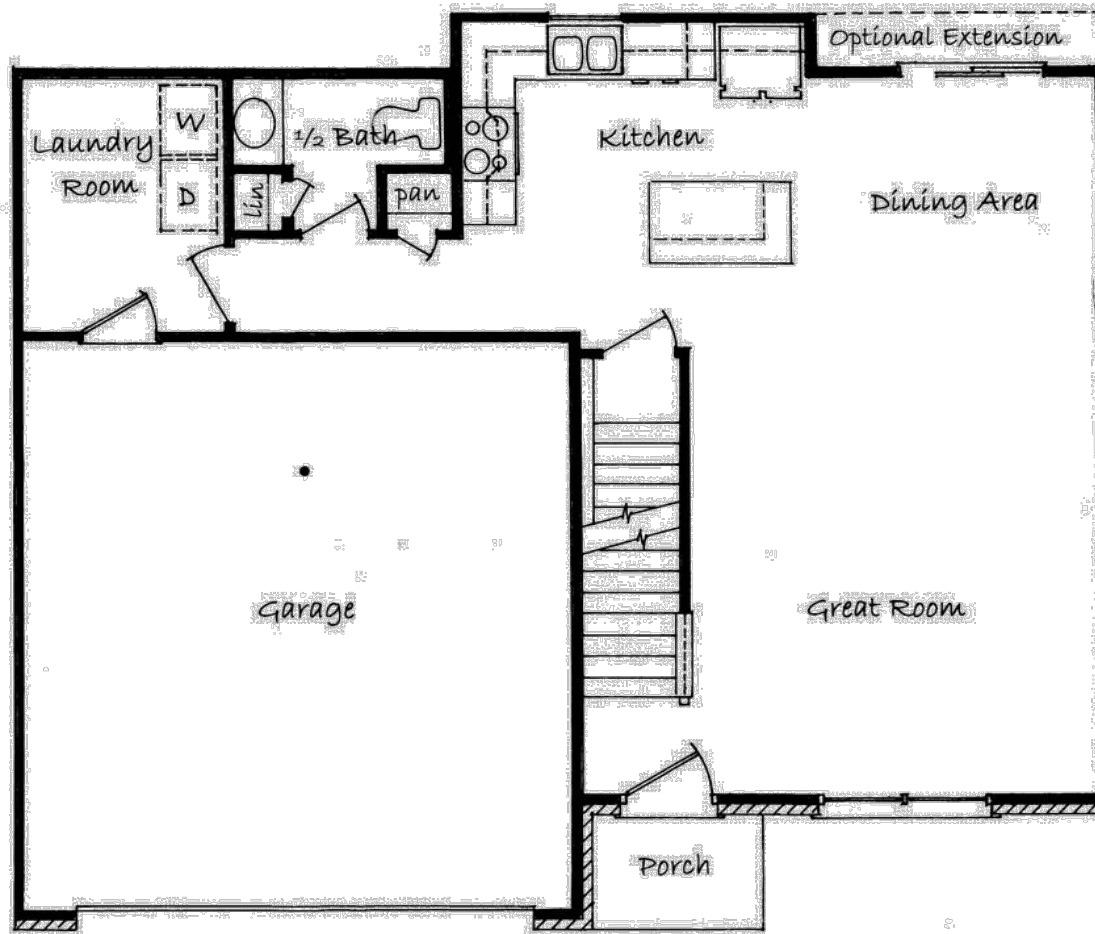


Lower Level Floor Plan - The Winchester

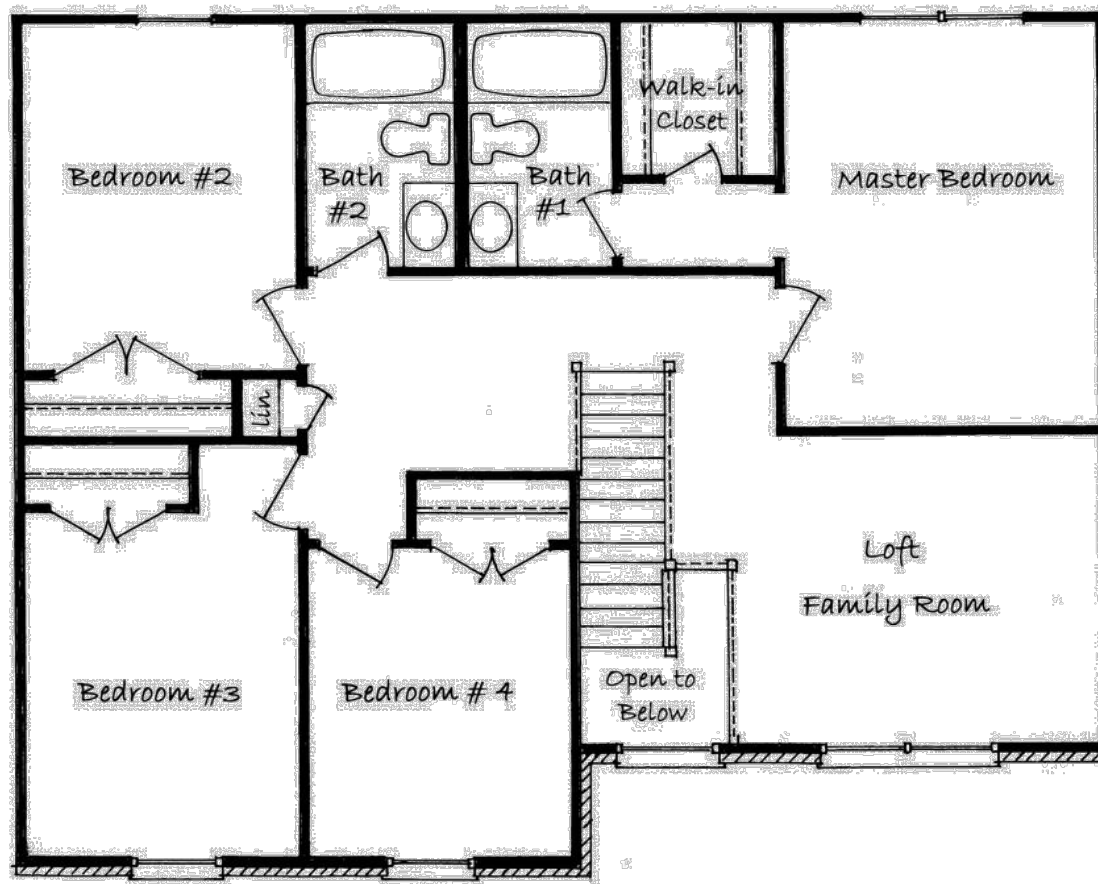
SHELBY RIDGE



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First Floor Plan - The Shelby Ridge

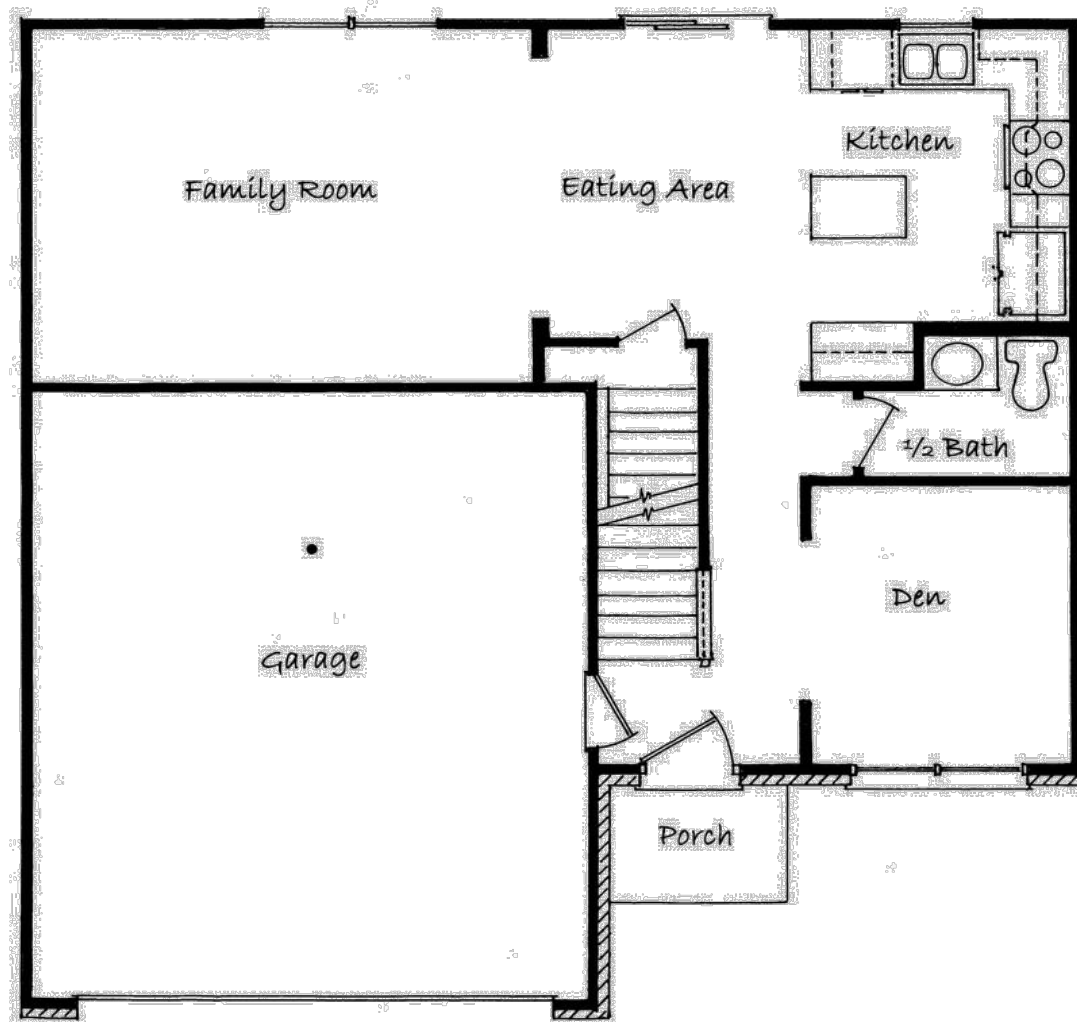


Second Floor Plan - The Shelby Ridge

LEXINGTON



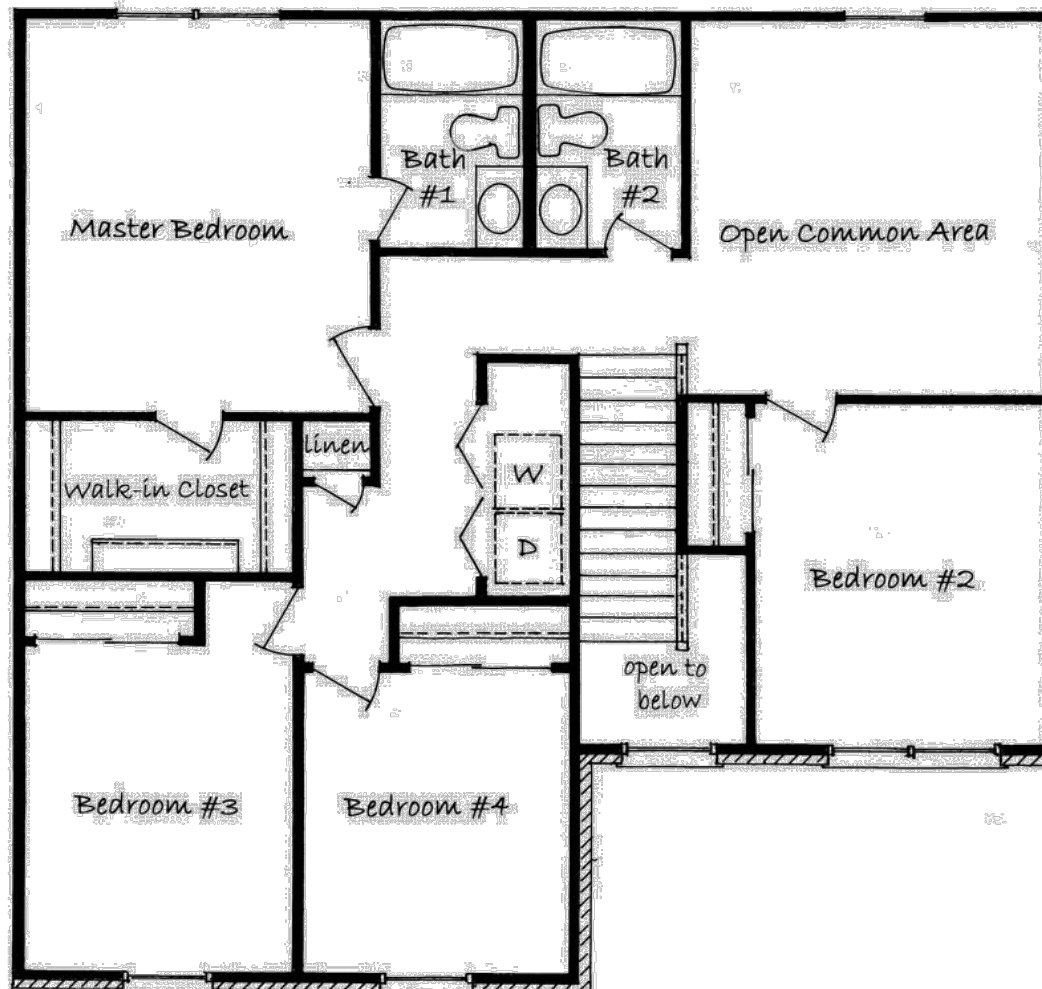
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First Floor Plan - The Lexington



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Second Floor Plan - The Lexington

Thank You!
FOR CONSIDERING



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