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October  
2016

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## Welcome to the Medina County Parade of Homes

*The Parade started Saturday, October 8th. Go out and support your fellow builder members this coming weekend – the last weekend of the event. The following editorial was submitted to the media for the Parade event.*

## Great Things Come in Small Packages ... Especially in Medina County!

At least that's what I've always heard and it is most certainly true with the upcoming 2016 Medina County Fall Parade of Homes. This more intimate event is showcasing 9 absolutely stunning new homes built by 7 of the area's finest builders for the public to tour FREE of charge. It's the perfect time to take a weekend afternoon, enjoy the vibrant colors of fall, and visit the unique array of neighborhoods, communities and incredible homes this area and the Parade event offer potential home buyers. Home values continue to rise and even more so in this highly appealing area so moving to (or within) Medina County and closely surrounding areas makes solid financial sense. Perhaps you're a recent empty nester and are looking to downsize, or the family is growing and you need more space. Whatever your needs, you are certain to find the perfect landing spot in Medina County.



## Parade Issue ...

**Fall Parade of Homes**

**Fall Parade Sponsors**

**OHBA – Coming to a  
Building Department  
Near You**

**Legislative News**

**& More!**

*(Cover Story – continued on page 13)*





Kenneth Cleveland	1,060*
Calvin Smith, Life Dir.	594.5
John Sumodi	141.5
Bob Knight	93.5
Russ Sturgess	29
Doug Leohr	24
Mark Zollinger	18
Ed Belair	7
Greg Thomas	3.5
Dave LeHotan	3
Mike Hudak	3
Todd Scott	2.5
Ted Curran	2
Todd Folden	1.5
Sean Smith	1

Above list has been updated via the most current NAHB Spike Club Roster Report  
 \*Current Life Spike status

*Medallion*  
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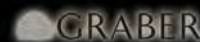
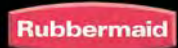
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## NOTE: HBA Email Changes

Sharon is now:

[sharonb@medinacountyhba.com](mailto:sharonb@medinacountyhba.com)

General email is now:

[moreinfo@medinacountyhba.com](mailto:moreinfo@medinacountyhba.com)



Support your fellow  
builder members  
and attend the last  
weekend of the  
Medina County  
Fall Parade of  
Homes.

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## 7 out of 10

homes in Ohio use natural gas for heating



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7/10 - Source: US Census Bureau 2010-2014  
American Community Survey 5-Year Estimates



## From the Executive Director

Members and Friends:

The Fall Parade of Homes is going on right now. We have 9 homes in the Parade and 11 Parade of Homes sponsors that are participating as well. All feedback to date is that the event so far has been very highly successful, well attended, and well received. Good luck for the last weekend!

I'd like to take the opportunity to thank all of our sponsors for stepping up. Your participation and support make this event possible and successful, and we sincerely appreciate your participation. This year's Fall Parade of Homes sponsors include: 84 Lumber, All Construction Services, Carter Lumber, Columbia Gas Division Nisource Corp, First Federal Lakewood, Graves Lumber Company, National Carpet Mill Outlet Inc., Paramount Plumbing Inc., Sundance LTD and Third Federal Savings & Loan.

I ask that each of our members take the time to visit and support your fellow builders' Parade models during the event's last weekend if you can. Respectfully:

Dave LeHotan  
Volunteer Executive Director



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**Doug Leohr**

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**Jeremy Krahe**

**John Sumodi**

**Greg Thomas**

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Subdivision Regulations

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*4083 N. Jefferson Street  
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**Fax: 330/725-0461**

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## LOTS AND ACREAGE

### BATH TOWNSHIP – Revere Schools

**Four Seasons S/L 17 Shade Rd: FREE GAS**, 3.8 acres, well/septic. Wooded, horses permitted. **\$126,900.** Gary Stouffer 330-835-4900.

**Firestone Trace S/L 95 Bridle Trail:** 1 acre lot, sloped at rear. Possible walkout. Private water/septic. **\$167,500.** Gary Stouffer 330-835-4900.

**4322 Shaw Rd Lot 58:** 1.56 acres, 231x259. Well/septic. **\$197,500.** Gary Stouffer 330-835-4900.

**V/L N Revere & Sourek:** 6 acres. Well/septic. **\$249,000.** Mike Stoerkel 330-701-4426.

**V/L Medina Road – COMMERCIAL – \$119,900.**

**V/L Medina Road – COMMERCIAL – \$300,000.**

**4875 Stonehedge:** 3+ acres. Lake front property. Well & septic. **\$250,000.**

### AKRON / ELLET

**V/L Canton Rd:** 2.5 acres wooded/cleared. Zoned residential/office limited use. Public water/sewer. **\$55,000.** Gary Stouffer 330-835-4900.

### BARBERTON

**V/L Austin Dr:** Commercial lot 4.04 acre zoned R-3. **\$230,000.** Gary Stouffer 330-835-4900.

### BRUNSWICK

**1499 S. Carpenter Rd.:** 6+ acres. Proposed commercial. Prime acreage at 303 & I-71 intersection. **\$1,200,000.** Mike Stoerkel 330-701-4426.

### CHAGRIN FALLS – Kenston LSD

**S/L 30 Hawksmoor Way:** 2.7 acres, 329x439, water view. Wooded lot. Private sewer/well. **\$119,900.** Gary Stouffer 330-835-4900.

### DOYLESTOWN

**16216 Galehouse:** 3.5 acres. Chippewa Schools. Public water, septic. Beautifully wooded & elevated views. **\$67,500.** Mike Stoerkel 330-701-4426.

### FAIRLAWN – Copley/Fairlawn Schools

**2544 Chamberlain Rd:** 7.8 acres in Fairlawn Hts., site of Russell Firestone Mansion. Zoned R-5 & can be developed up to 12 units per acre. **\$785,000.** Gary Stouffer 330-835-4900.

**V/L 93 & 94 Ghent Rd:** 9.8 acres. Open, rolling, lake, public water, sewer. **\$1,300,000.** Gary Stouffer 330-835-4900.

**V/L Ridgewood Rd:** 24.89 acres, city water & sewer. 1 mile to I-77 & 2.5 to Montrose shopping. **\$800,000.** Ryan Shaffer 330-329-6904 Mike Stoerkel 330-701-4426.

### GRANGER – Highland Schools

**Western Reserve Homestead: Restrictions – 2200 sq.ft. min. Ranch / 2500 sq.ft. 2-story.**

**S/L 7 Windfall Rd:** 2 acres, flat lot. Well/septic. South of Granger Rd. Minutes from 71/271. **\$69,900.**

**S/L 9 Granger Rd:** 2.85 acres, flat lot. Highland LSD. Well/septic. South of Granger Rd. Minutes from 71/271. **\$49,900.** Gary Stouffer 330-835-4900.

**Millers Meadow: 1 lot remaining** with scenic view. 5 acres with bank barn. Bring your builder. Public water with tap-in paid. Minutes from 71/271/77. **\$145,000.** Gary Stouffer 330-835-4900.

**V/L State Rd:** Private 31.5 acres w/9.9 of acreage wooded. **\$350,000.** Gary Stouffer 330-835-4900.

### HINCKLEY – Highland Schools

**S/L 38 Northern Light Circle:** 4+ acre wooded. Cul-de-sac, lakefront. Well/septic. **\$325,000.** Gary Stouffer 330-835-4900.

**River Rd: Ravine, Creek, Waterfall.** Over 7 acre wooded lot. Pick a spot on your own private park to build. Borders Hinckley Hills Golf Course to East. Between 403 and 417 River Rd. **\$149,900.** Ryan Shaffer 330-329-6904 and Gary Stouffer 330-835-4900.

### KENT

**Lincoln Commons:** 2 lots remain. Cul-de-sac in unique urban renewal community surrounded by amenities & walking distance to University/Downtown Kent. Public water/sewer. No HOA. Bring your own builder. 1200 sq.ft. for ranch, 1600 sq.ft. for 2-story. **\$37,500 each.** Gary Stouffer 330-835-4900 and Ryan Shaffer 330-329-6904.

### LAKE MILTON

**V/L Ellsworth Rd:** 5 acres. Level, wooded, septic, well. **\$47,500.** Ryan Shaffer 330-329-6904.

### MEDINA

**Fox Meadows Country Club:**

**173 Hounds Run:** .5 acres. City water/sewer. **\$40,000.**

**222 Maidstone Lane:** .5 acres. City water/sewer. **\$60,000.**

**226 Maidstone Lane:** .5 acres. City water/sewer. **\$60,000.**

**6464 Aberdeen:** .5 acres. City water/sewer. **\$65,000.**

Mike Stoerkel 330-701-4426

### MONTVILLE

**Maplewood Farm Development** offers 7 beautiful lots, 2+ acres each, Medina Schools and septic approved starting at **\$39,000.** Tom Boggs 330-322-7500 or Gary Stouffer 330-835-4900.

### NEW FRANKLIN

**5+ ACRES, WELL & SEPTIC:** .25 miles from Portage Lakes. **\$115,000.** Mike Stoerkel 330-701-4426.

### PALMYRA TWP

**V/L Jones Rd:** 5 acres. Level, wooded, septic, well. **\$39,900.** Ryan Shaffer 330-329-6904.

### RICHFIELD – Revere Schools

**5301 Everett Rd.:** 12+ acres, treed lot with pond. Well, septic. **\$225,000.** Gary Stouffer 330-835-4900.

**3601 W Streetsboro Rd:** Just over 10 acres backing up to Summit County Metroparks. One of a kind property creates the backdrop for any estate. Features 8-stall, 150'x50' horse barn w/arena, breathtaking ravine views, calming creekside paths and over 4+ acres of pasture to provide your personal escape. **\$469,900.** Gary Stouffer 330-835-4900 and Ryan Shaffer 330-329-6904.

**Glencairn Forest:** Lots ranging from **\$75,000 to \$255,000.** Breathtaking views. Scenic waterfalls, babbling brooks, lakes, stunning homes. Water/sewer, tennis courts, playground. Easy access to 77 & 271. **Laura Horning Duryea 330-606-7131 and Gary Stouffer 330-835-4900.**

### SHARON TWP – Highland Schools

**7595 V/L Beach Road:** Approx. 200 acres located in Sharon Twp, 7595 Beach Rd. contains 81.94 acres. The farm house with 2 acres is not included but is for sale. Total of 3 parcels. Public water, septic, well. All info subject to all government approvals. **Gary Stouffer 330-835-4900.**

**Blue Ridge Estates Lots 15, 38 & 52.** Great opportunity to build in privacy & seclusion, 2+ acre lots in Highland SD, septic/well, cleared & ready to build. **Lot 52 \$75,000. Corner lot 15 \$69,500. Lot 38 \$75,000.** Ryan Shaffer 330-329-6904 or Gary Stouffer 330-835-4900.

**The Ridge 5840 Spring Ridge Dr S/L 1:** 2.3 acres, cleared, level. Underground util. Well/septic. **\$79,500.** Gary Stouffer 330-835-4900.

**Sharon Hts Development:** 2+ acre private lots featuring lake, wooded lots, & rolling hills to create your own dramatic backdrop. Many w/ walkout potential. Minutes from 71/76. Bring your own builder. Well/septic. Starting at **\$62,650.** Ryan Shaffer 330-329-6904 or Gary Stouffer 330-835-4900.

### SPRINGFIELD TOWNSHIP

**V/L Pepper Hill Circle:** 3 lots on cul-de-sac. Water/sewer. **\$17,400 each.**

**V/L N Columbine:** 1 lot at entrance. Water/sewer. **\$22,400.** Kelly Vrba 330-819-0144.

### STRONGSVILLE

**V/L Shenandoah Ridge Oversized:** Private lot w/wooded backyard on dead end street. **\$39,900.** Gary Stouffer 330-835-4900.

### WADSWORTH

**575 Messina Dr. S/L 12:** Stunning 3 acre lot in Tramonte Orchard Estate. Walkout - septic/well. Treed. Sloped w/pond. Bring your own builder. Highland Local Schools. **\$225,000.** George Leidy 330-714-3878.

### WADSWORTH TOWNSHIP

**Quail Lake Farms S/L 33 Quail Lake Circle:** 2 acre lot on cul-de-sac backing up to lake. City sewer available for \$6,000 tie-in fee. **\$99,000.** Gary Stouffer 330-835-4900.

### UNIONTOWN – Green Schools

**Green Ridge Estates:** 122x165 corner lot. Public water/sewer. **\$39,500.** Gary Stouffer 330-835-4900.

### YORK TOWNSHIP

**V/L Smith Rd:** 26 acres, 1142 frontage. Cleared, rolling. Public water available/septic. **\$220,000.** Gary Stouffer 330-835-4900.

Tom Boggs – [tomboggs1@gmail.com](mailto:tomboggs1@gmail.com)

Laura Buehner – [lbuehner@att.net](mailto:lbuehner@att.net)

Laura Horning Duryea –  
[LauraDuryea@stoufferrealty.com](mailto:LauraDuryea@stoufferrealty.com)



Email Our Agents:

Ryan Shaffer –  
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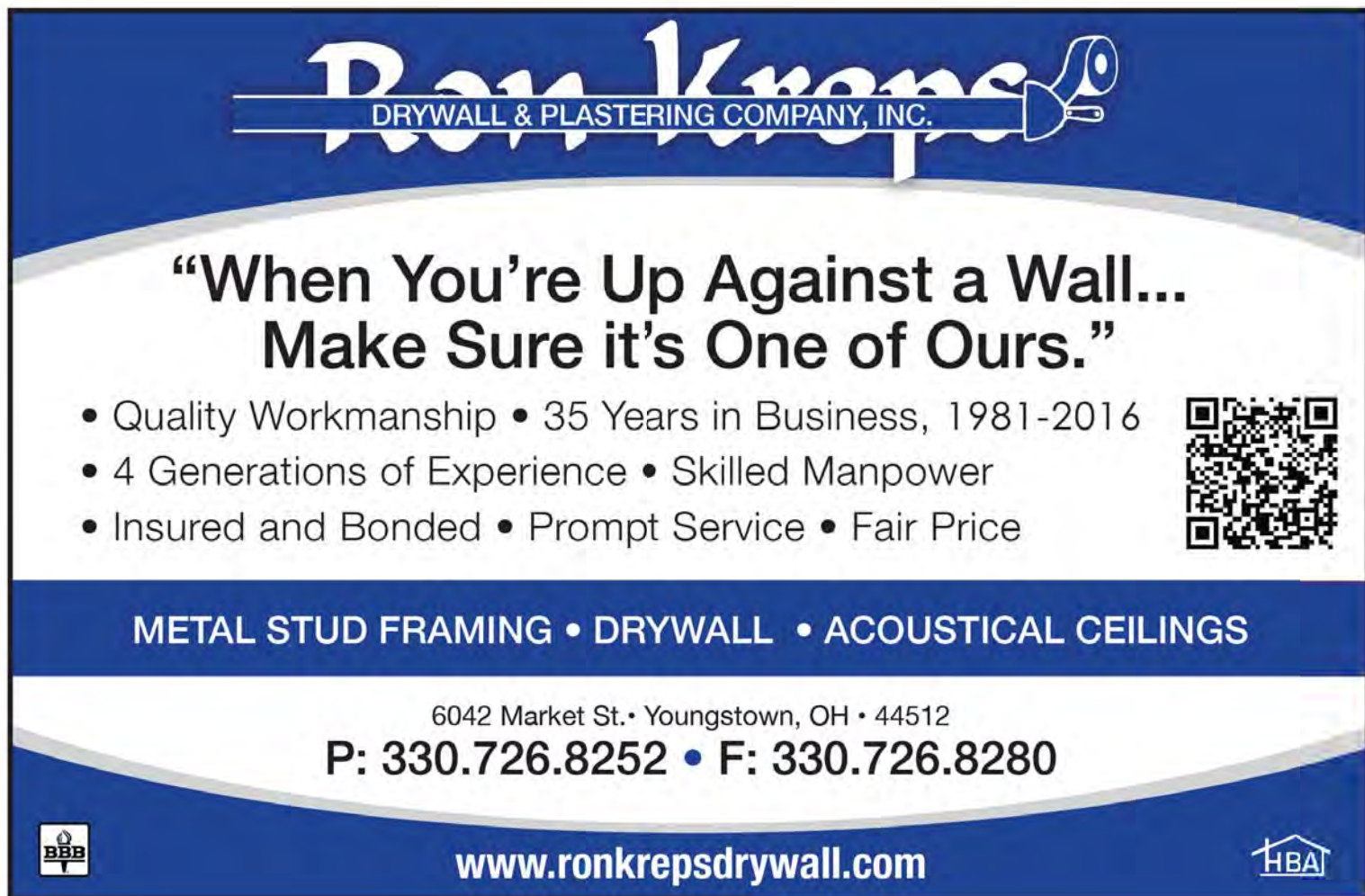
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# Thank you **Ken Cleveland** For Continuing to **Make a Difference** on Behalf of the **Medina County HBA!**

Ken Cleveland recently made another very generous donation to the Medina County Home Builders Association.

Ken is a charter member of our association and one of the founding fathers which helped create the Medina County HBA back in 1973 - 42 years ago. Ken Cleveland is our top spike member and has shown unending support for our association and all it stands for. Without his support over the years, the organization may not have survived - for which we are grateful!


We congratulate Ken Cleveland for his continued support of our Association and sincerely thank him for his generous donations. This helps to continue the momentum of growth of our organization and helps us make a difference in our community. ■



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# BUILDERS ... WE NEED YOUR HELP!

As you are probably aware, the building industry is currently suffering from a lack of young people going into the construction trades. We highly suggest that all of our members make a concerted effort to appeal to the younger generation to consider building trades as a well paying and interesting life occupation and career. So many of our youth are going to college with the goal of getting a better paying job. Oftentimes, once they graduate, they find themselves unable to secure that higher paying job, are saddled with a boatload of student loan debt, and have a college education that, in essence, is doing them absolutely no good in the job market.

It is becoming increasingly difficult to find skilled tradesmen and the generation of those that we have today is aging and about to retire. We all know these jobs pay well, are in high demand and are a great alternative to being saddled with high student loan debt.

If you have the opportunity to get in front of these kids - at school, the local career center, etc., this would be the perfect time to share with them that they can make a very good living in the construction and building trades industry. If you are willing to do so, call the office and let us know - we can reach out to area groups that could host such a meeting/presentation and provide that opportunity to do so and help our industry. ■

## 2017 Dates To Remember

**January 10-12, 2017**

**NAHB International Builders Show** – Held in Orlando, FL  
- visit [www.nahb.org](http://www.nahb.org) for all the details and to register.

**May 6-21, 2017**

**Tentative Spring Parade of Homes** – Don't miss this opportunity to be a part of the biggest builder event in Medina County to help you sell homes! Watch your email for more information and confirmation of dates and other details!



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By Vincent J. Squillace, CAE  
Executive Vice President

# Member News

## Coming to a Building Department Near You?

Mandatory requirements for sprinklers, increased energy conservation standards, increased air tightness, seismic design categories, increased wind loads, increased loads for balconies and decks, hail resistant roofing, new requirements for wood construction, expanded inspection requirements for wood trusses, require fire access roads, new height requirements for sprinklers in multifamily etc. etc.

This is a partial (yes partial) list of concerns with the new model residential code. Now for the good news; despite if each and every one is adopted by the ICC, none of them become effective in Ohio. The ICC writes a new code every three years and NAHB is always put on the defensive trying to defeat the costly impacts of the changes to prospective homebuyers and you. Worse yet, the industry has no right to vote on these costly changes. Unfair, yes-but that is the model code system.

First, we encourage all members to assist NAHB in contacting your local officials to help defeat these objectionable provisions. In many states, as the model code goes, so goes the code in those jurisdictions. Fortunately that is not the case in Ohio.

After years of struggle Ohio law was revised creating a meaningful code adoption process with the residential Code committee, the RCAC. The RCAC recommends all standards for construction and inspection of 1-2-3 family homes. The RCAC is not bound by model codes and must adhere to strict legal requirements in their efforts. The requirements go beyond technical feasibility and reasonableness and must consider impacts on affordability. Also, through the Common Sense Analysis rule the agency must meet with the impacted industry (OHBA) before proposing new regulations.

This is a plus positive for all in the business in Ohio. It is a positive in achieving affordable housing construction and helps stimulate the economy. This positive benefit is available for you from your OHBA and local associations.



## Attention Builders:

Don't forget the HBA has the tools you need for home sales. We have the MCHBA Home Construction & Limited Warranty Agreement packages available at the office for only \$35 each. Be sure to use this tool for your own protection and peace of mind. Plus - it's provided a professional presentation folder for you to give your homebuyers!

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### *Renewed Associates*

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### *Renewed Builders*

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Straub Homes, Inc. – Sterling  
Wayne Homes – Uniontown

### *Dropped Members*

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*Know someone interested in joining the Medina County HBA? Doing business with companies that AREN'T members? Call Sharon Brock with their info and she can send a member packet (330.725.2371) or visit our website and download the membership application.*







### OHIO SUPREME COURT RULES ON REFERENDUM CASE

In the Spring, OHBA filed an Amicus in support of Relators action in prohibition and mandamus with the Supreme Court of Ohio in the *Ex Rel. STATE EX REL. PAUL L. JACQUEMIN, et al., v. UNION CTY. BD. OF ELECTIONS*. In the original election matter filed by Laura Comek and others, on behalf of Relators, the Supreme Court ruled yesterday in favor of the Relators', finding the Board of Elections abused its discretion in denying relators protest to referendum petition. If the summary is misleading, inaccurate or contains material omissions which would confuse the average person, the petition is invalid and may not form the basis for submission to a vote.

The Court found the petition summary to be misleading. Although several portions of the summary were challenged, the Court based its decision on a misidentified intersection provided in the petition summa-



ry. The finding will prevent the issue from being placed up for a vote in November.

Please contact OHBA with any questions.

### DISCUSSIONS WITH PUCO OPENS UP OPPORTUNITIES TO QUESTION REASONABLENESS IN LINE EXTENSION CHARGES

After hearing from a few members with concerns over somewhat arbitrary and increased charges to install utility line extensions, OHBA reached out to the PUCO for some clarification. In many cases the utility has allowed for discretion when determining its line extension charges put forth in the tariff approved

by the PUCO. However, the PUCO does maintain jurisdiction where rates/charges may be unreasonable. OHBA is continuing to gather more information on these situations.

Please contact OHBA with any comments or questions.

### OHBA FALL BOARD MEETING

The Annual Meeting of The Board of Trustees & Election of 2017 Officers will be held on Tuesday, November 15<sup>th</sup> at the Hilton Easton in Columbus. Meeting information has been sent out but if you need a registration form, email [build@ohiohba.com](mailto:build@ohiohba.com) or call (800)282-3403 ext. 1.



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## MAJOR EVENT SPONSORS

The Medina County Home Builders Association would like to take this opportunity to thank each and every one of our sponsors and supporters of the Spring Parade of Homes. Your response continues to be unprecedented and your participation will enable us to promote this event in a way we have only dreamed of over the past few years.

As I'm sure most of you are aware, there is a lot of activity in Medina County and your support will keep that momentum rolling.

Be sure to take time to visit each of the model homes being presented. The builders have made a huge



commitment themselves to being in this Parade, even some of the homeowners have allowed their homes to be presented as well. The best way we can support them, aside from what all of you have already done, is to tour the homes, tell your friends and neighbors and show your support that way.

We would like to thank all of our Parade Builders as well for continuing to participate in this event that puts our association at the forefront of residential construction in Northeast Ohio. Participants for the fall event include: Charis Homes LLC (2), Legacy Homes of Medina (2), Mason Builders, Straub Homes, Inc., Taeler-Made Construction, Inc., new member Victory Gate Custom Homes, and Wayne Homes. With the diversity of homes and developments being displayed, we already know this fall event will be a great one!

All the details are available on the website at:

[www.medinacountyparade.com](http://www.medinacountyparade.com)





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(Cover story –  
Continued)

The Parade starts Saturday, October 8th and runs through Sunday October 23rd. Models are open Saturdays and Sundays ONLY from Noon to 5pm. The event is always FREE to attend. It's truly the perfect way to compare value, builder styles, community settings, and fall foliage. Many builders will have loan officers available to answer financing questions, as well as being there themselves to meet and greet and also answer your questions. Medina County's Fall Foliage Tour will be held the first weekend and you can find more information about that at: [www.visitmedinacounty.com](http://www.visitmedinacounty.com).

Medina County HBA President John Sumodi, Legacy Homes of Medina, notes "It's still the perfect time for buying a home in Medina County. Northeast Ohio is booming, mortgage interest rates are stable, companies are moving people in, new jobs are being created and gas prices are down. Everyone wants something unique today. No one wants to keep up with the Joneses, they want something different. Something built just for them."

With the intriguing variety of homes presented this fall, it's definitely worth the time and trip to tour these homes. Builders and developments for this event include: Charis Homes (2 homes - Summerset Woods in Seville and Kings Ridge in Uniontown); Legacy Homes of Medina (2 homes - River Rock Farms in Montville and Harps Mill in Wadsworth); Mason Builders (Valley Estates in Valley City); Straub Homes (Valley View Farms, Village of Doylestown); Taeler-Made Construction (Heritage Ridge in Westfield Center); VictoryGate Custom Homes (Sharon Heights

in Wadsworth); and Wayne Homes (Sales Center in Norton). Cost of homes varies from \$218,000 on up to almost a million dollars So this is definitely the gamut for interested parties.

It is challenging to hold a successful Parade without financial assistance and support. The Medina County HBA is thrilled to have a wealth of reputable member businesses contributing, financially and through quality products and services. Major Event Sponsors are Carter Lumber and Westfield Bank. Parade Sponsor Supporters include: 84 Lumber, All Construction Services, Columbia Gas Division Nisource Corp, First Federal Lakewood, Graves Lumber, National Carpet Mill Outlet Inc., Paramount Plumbing Inc., Sundance Ltd., and Third Federal Savings & Loan Association. The Medina County HBA thanks every one of these dedicated companies who have stepped up to provide an incredibly high level of commitment to the Medina County home building industry.

Everything you need to know will be available online one week before the Parade at: [www.medinacountyparade.com](http://www.medinacountyparade.com) including photos, home highlights, floor plans and directions for each of the showcased homes. Downloadable maps will also be available online as well or pick one up at the HBA office, 4083 N. Jefferson St. in Medina (maps in real estate box on Parade sign outside building).

Don't miss this premier event and perfect opportunity to enjoy spectacular fall color and see first-hand the outstanding homes being built throughout Medina County. For more information, visit [www.medinacountyparade.com](http://www.medinacountyparade.com) or call the Medina HBA office at 330-725-2371.

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# Fall Parade of Homes Details

## EVENT DATES:

Saturday,  
October 8 –  
Sunday,  
October 23



## HOURS:

Sat & Sun ONLY  
Noon to 5pm,  
Closed  
Weekdays

1

### Valley Estates



#### Mason Builders

7268 Dunphys Way – Valley City  
2103 sq.ft. • 3 BR • 2 BA  
Model \$330,000 / Build from \$290,000  
216.905.1446

2

### Summerset Woods



#### Charis Homes

5345 Summerwood Drive – Seville  
2220 sq.ft. • 3 BR • 2 BA  
Build from \$382,500 on your lot  
330.575.8545

3

### River Rock Farms



#### Legacy Homes of Medina

6761 River Forest Drive – Montville  
4462 sq.ft. + 2000 fin.bsmt. • 4+ BR • 4.5+ BA  
Model \$874,900 / Build from \$764,800  
330.722.9884

4

### Sharon Heights



#### VictoryGate Custom Homes

2455 Hearth Hill Lane – Wadsworth  
3944 sq.ft. • 4 BR • 3.5 BA  
Model \$695,000 / Build from \$595,000  
330.451.6898

5

### Harps Mill



#### Legacy Homes of Medina

507 Symphony Way – Wadsworth  
3134 sq.ft. • 4 BR • 3.5 BA  
Model \$499,000  
330.722.9884

6

### Heritage Ridge



#### Taeler-Made Construction

8549 Virginia Drive – Westfield Center  
2170 sq.ft. + 1275 fin.bsmt. • 4 BR • 3.5 BA  
Model \$439,500 / Build from \$359,900  
330.907.1079

7

### Sales Center



#### Wayne Homes

3859 Eastern Road – Norton  
1857 sq.ft. • 3 BR • 2 BA  
Build from \$218,000  
866.366.9995

8

### Valley View Farms



#### Straub Homes

563 Hidden Pond Drive – Village of Doylestown  
3896 sq.ft. • 5 BR • 4 BA  
Model SOLD / Build from \$300,000  
330.466.2468

9

### Kings Ridge



#### Charis Homes

4306 Folkstone Circle – Uniontown  
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