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- 14998 Whisper Rock Blvd - northwest
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- 932 Clairborne Drive - southwest
- 12759 Page Hill Court - NEW IN GREY HAWK SW



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PRESIDENT'S MESSAGE



Jessica Scheurich
HBA 2017 President

Welcome to the 27th Annual Town & Country New Home and Specialty Retail Tour. This tour presents 46 homes, 12 villas, two home building sites and 28 in-home vendors and is free of charge to the public.

The Home Builders Association of Fort Wayne is excited to present to everyone new trends, subdivisions, floorplans and to let you have the opportunity to speak one on one with home building experts and vendors involved in all stages of the building process.

Thank you to all of our sponsors, vendors, and advertisers who are helping to make this event possible. We look forward to assisting you in starting your dream home and decision making process.



Home Builders Association of Fort Wayne, Inc.

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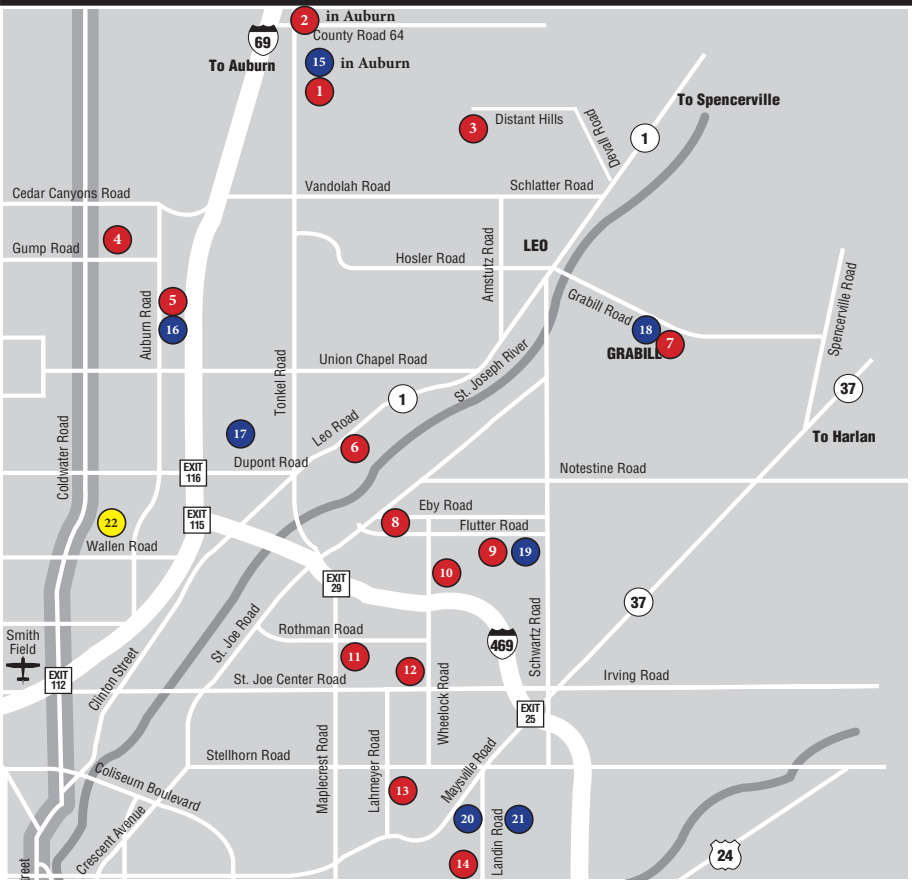


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Northeast

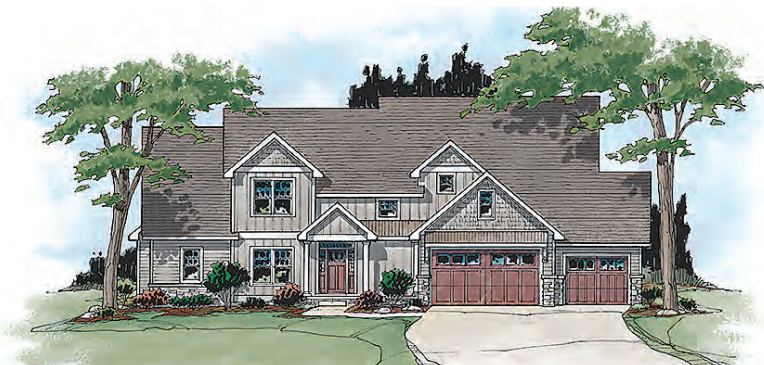


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Deer Hollow • 5965 Deer Hollow Road, Auburn



Price not available

- 4,880 square feet
- 5 bedrooms
- 4.5 baths
- 3-car garage
- Finished basement with 1,912 square feet
- Leo Schools
- Features: Interior trim work

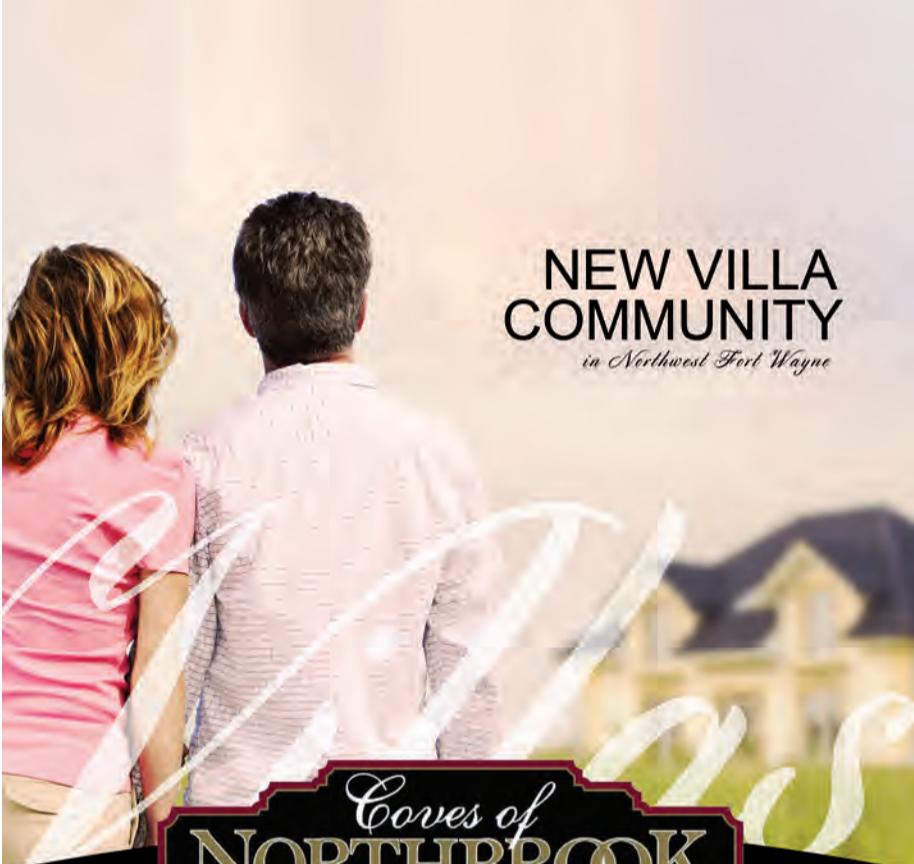


DIRECTIONS: Dupont Road (east) to Tonkel Road (north), five minutes north to Deer Hollow subdivision (east side of road). Take Deer Hollow Road to 5965 (on left side of road).

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Mason's Village • 1505 Quinten Drive, Auburn



ADDISON

\$212,900 including lot

- 2,620 square feet
- 4 bedrooms
- 2.5 baths
- 2-car garage
- DeKalb County Central United School District
- Features: Two-story living room



DIRECTIONS: Tonkel Road north to Auburn.

Right on Auburn Drive. Mason's Village is just east of CR46A.

Participating in-home vendor



www.westport-home.com



Honeysuckle • 17516 Mending Fences, Spencerville



GREENHILLS COTTAGE

Price not available

- 3,531 square feet
- 4 bedrooms
- 3.5 baths
- 3-car garage
- Basement with 1,276 finished and 979 unfinished square feet
- East Allen County Schools
- Features: 24x28 outbuilding



DIRECTIONS: East on State Road 1 through Leo, north on Devall Road. Honeysuckle entrance on left.



www.qualitycraftedhomes.com





Canyon Bay • 15463 Canyon Bay Run



SADDLEWOOD
\$249,900 including lot

- 1,622 square feet
- 3 bedrooms
- 2 baths
- 3-car garage
- Northwest Allen County Schools
- Features: The home offers outdoor living with a covered verandah located off the nook and great room



DIRECTIONS: Take Coldwater Road north of Union Chapel Road. Turn east on Gump Road. Canyon Bay is about 1/4 mile on the left.

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Milagro • 13736 Cordoba Place



THE HUDSON III

\$367,900

- 2,899 square feet
- 4 bedrooms
- 3.5 baths
- 3-car garage
- Northwest Allen County Schools
- Features: Four large bedrooms plus loft



DIRECTIONS: Auburn Road north of Union Chapel.
Turn onto Milagro Boulevard and follow to Cordoba Place.
Home will be on your right just before the cul-de-sac.



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Eagle River • 10720 Baldham Pass



Price not available

- 2,255 square feet
- 4 bedrooms
- 4 baths
- 3-car garage
- Basement with 1345 finished and 910 unfinished square feet
- Leo Schools
- Features: Open concept



DIRECTIONS: Follow State Road 1 east, turn south into Eagle River subdivision, follow signs.

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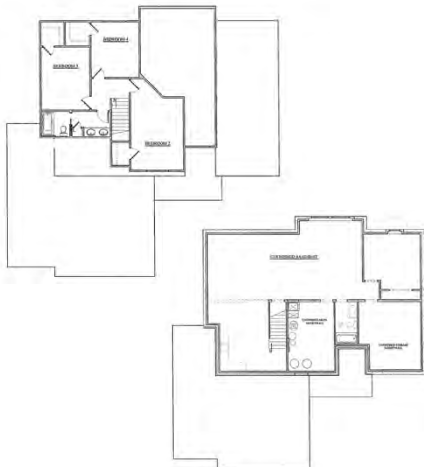
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Saddle Creek Estates • 12197 Cantle Place, Grabill



FARMBROOK

\$349,900 including lot

- 2,336 square feet
- 4 bedrooms
- 2.5 baths
- 3-car garage
- Unfinished basement with 1,618 square feet
- East Allen County Schools
- Features: Craftsman home with touches of restoration and extensive trim details, barn door and stunning plank flooring



DIRECTIONS: Located off of Witmer Road just west of Page Road, Saddle Creek is between Schwartz and Page Roads just west of the town of Grabill.

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River Hollow • 7848 Fawn Mallow Cove



FIELDBROOK

\$399,900 including lot

- 2,374 square feet
- 4 bedrooms
- 2.5 baths
- 5-car garage
- Unfinished basement with 1,731 square feet
- Fort Wayne Community Schools
- Features: Detached 36 by 26 outbuilding for extra storage or a workshop.



DIRECTIONS: Located on Flutter Road between Wheelock and St. Joe Roads. Turn into River Hollow, right on Fawn Mallow Cove and the house is on the right.

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THE
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Foxwood • 8798 Alamasa Place



THE ZOEY III

\$309,900

- 2,445 square feet
- 4 bedrooms
- 3 baths
- 3-car garage
- Fort Wayne Community Schools
- Features: Four bedrooms plus den



DIRECTIONS: Turn east into Foxwood off of Wheelock Road; follow Foxwood Passage to Alamasa Place. Home will sit on your right.



www.majestichomesfw.com



spec home,

[spek, hohm]

noun: 1. new construction home ready
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antonyms: model home, show home,
existing housing



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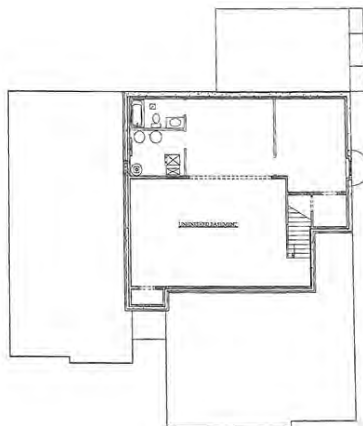
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Chapman's Bridge • 9825 Chapmans Boulevard



SUNWOOD

\$349,900 including lot

- 2,147 square feet
- 3 bedrooms
- 2 baths
- 3-car garage
- Unfinished basement with 1,251 square feet
- Fort Wayne Community Schools
- Features: Covered veranda with exposed rafters, built-in fireplace and built-in benches overlooking Douglas Lake.



DIRECTIONS: Located off Wheelock Road between Flutter Road and Rothman Road. Turn into Chapman's and follow back; house is on the left.

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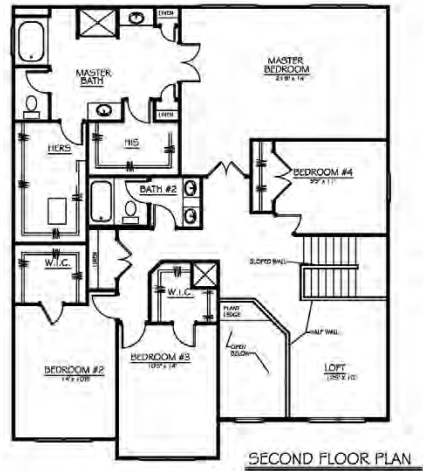


260.403.8776
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Valencia • 7318 Dry Creek Court



SAVANNAH

\$275,880 including lot

- 3,150 square feet
- 4 bedrooms
- 2.5 baths
- 3-car garage
- Fort Wayne Community Schools
- Features: Fantastic master suite



DIRECTIONS: East on Rothman from Maplecrest. Right onto Allenbrook, left on Holden, left on Dry Creek Court. Last house on right.

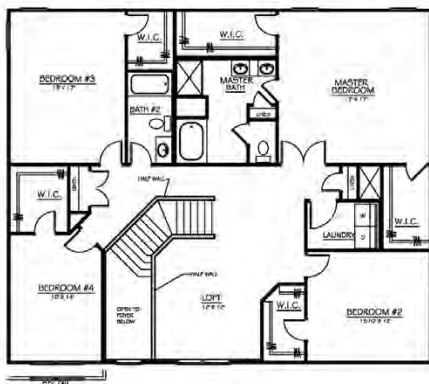
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www.westport-home.com



Summerwind • 5918 Summerwind Place



DENALI

\$289,900 including lot

- 3,395 square feet
- 4 bedrooms
- 2.5 baths
- 2-car garage
- Fort Wayne Community Schools
- Features: Large kitchen



DIRECTIONS: On St. Joe Center Road just east of Lahmeyer Road.

Participating in-home vendor



www.westport-home.com



Trotters Chase • 7616 Trotters Chase Lane



WELERA

\$156,900 including lot

- 1,397 square feet
- 3 bedrooms
- 2 baths
- 2-car garage
- Fort Wayne Community Schools
- Features: Spacious great room with fireplace



DIRECTIONS: East on Stellhorn Road to Lahmeyer Road. South on Lahmeyer to Trotters Chase on east side of road.

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The Enclaves • 9135 Landin Pointe Boulevard, New Haven



ASPEN HILL

Price not available

- 2,328 square feet
- 3 bedrooms
- 2.5 baths
- 3-car garage
- Unfinished basement with 1,073 square feet
- East Allen Community Schools
- Features: Angled hearthroom open to kitchen



DIRECTIONS: Take Maysville Road to Landin Road; turn south toward New Haven. Go about 1 mile and turn right on Landin Pointe Boulevard — home is one block on right.

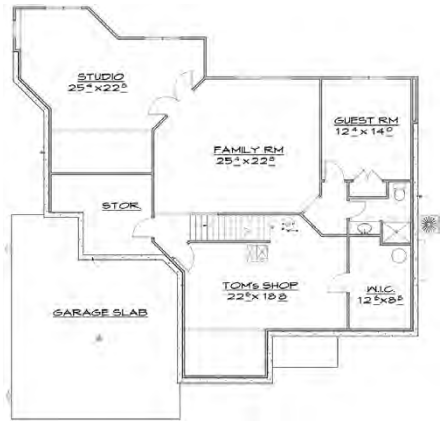


www.delagrangehomes.com





Bridgewater North • 2024 Approach Drive, Auburn



Price not available

- 1,908 square feet
- 3 bedrooms
- 3 baths
- 3-car garage
- Basement with 1,160 finished and 748 unfinished square feet
- Features: Open floor plan with gourmet kitchen, painted cabinets with quartz tops and large walk-in pantry.



DIRECTIONS: I-69 north to State Road 8 exit. Turn right going east into Auburn. Turn left on 427 north to Morning Star Road. Turn right in 1/2 mile. Bridgewater North is on left side.



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The Cottages of Milagro • 13625 Montoro Court



CLEAR SKY COVE

Price not available

- 2,536 square feet
- 3 bedrooms
- 3 baths
- 3-car garage
- Features: Open concept meets villa lifestyle with cottage appeal



DIRECTIONS: Auburn Road to Milagro, turn left onto Montoro Court.



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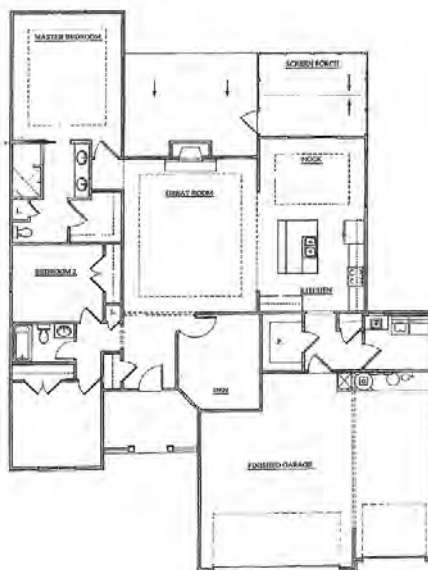
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Parker's Bay Villas • 11124 Parkers Bay Drive



CUSTOM RANCH

\$259,900 including lot

- 1,872 square feet
- 3 bedrooms
- 2 baths
- 3-car garage
- Northwest Allen County Schools
- Features: Open great room and kitchen extend to a beautiful screened porch and covered porch.

DIRECTIONS: Located off of Diebold Road just north of Dupont Road. Turn into Park Place off of Diebold Road. Follow past Park Place complex to the back and turn right onto Parkers Bay Drive. House is on the left.

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Saddle Creek Estates • 12169 Cantle Place, Grabill



SUNWOOD

\$229,900 including lot

- 1,673 square feet
- 3 bedrooms
- 2 baths
- 3-car garage
- East Allen County Schools
- Features: Sunroom located just off the kitchen adds a special surprise.



DIRECTIONS: Located off of Witmer Road just west of Page Road. Saddle Creek is between Schwartz Road and Page Road just west of the town of Grabill.

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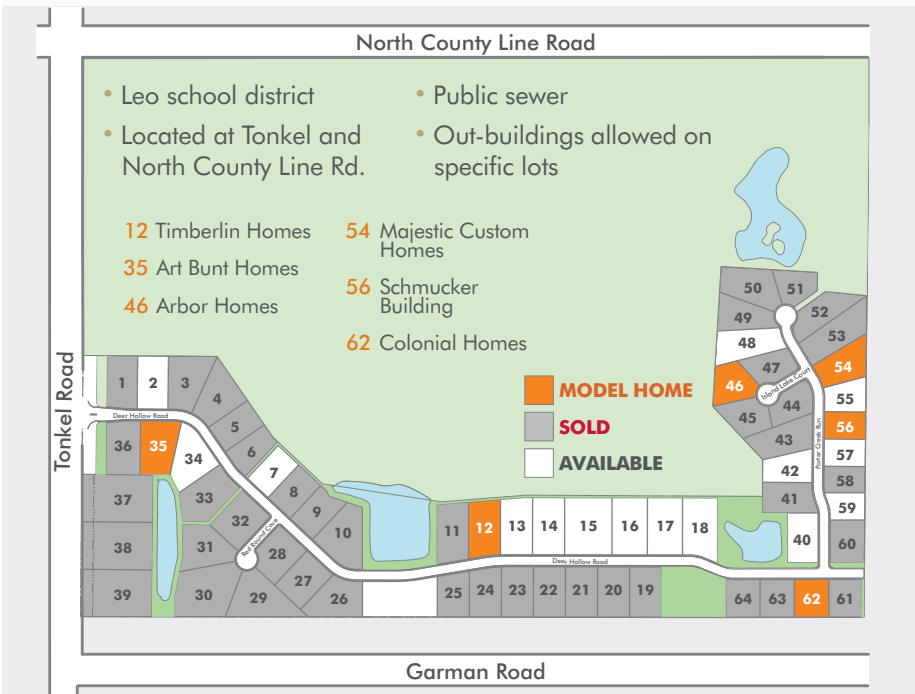
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Cottage Park of Forest at Foxwood • 10260 Cottage Park Cove



BUCK'S CREEK COTTAGE

Price not available

- 2,242 square feet
- 3 bedrooms
- 2 baths
- 3-car garage
- Features: Morning room



DIRECTIONS: From I-469, follow Flutter Road to the entrance of Forest at Foxwood. Take Legends Parkway to "T" in road, turn onto Cottage Park Cove.



www.qualitycraftedhomes.com





Landin Meadows • 3391 Landin Meadows Run, New Haven



VICTORIA

\$215,900 including lot

- 1,830 square feet
- 3 bedrooms
- 2 baths
- 2-car garage
- Fort Wayne Community Schools
- Features: Open kitchen, nook and great room



DIRECTIONS: East on Lake Avenue to Landin Road, north on Landin to Landin Meadows. Follow signs to home.

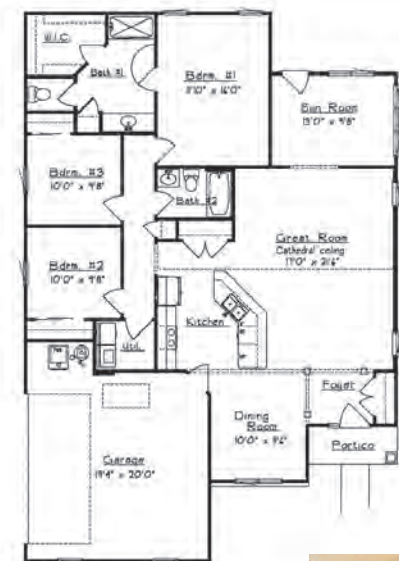


www.carriageplacehomes.com





Harrington • 9409 Bonham Lane, New Haven



HAMPSHIRE COTTAGE

\$192,800 including lot

- 1,622 square feet
- 3 bedrooms
- 2 baths
- 2-car garage
- East Allen County Schools
- Features: Sunroom



DIRECTIONS: Take Maysville Road to Landin Road (4-way stop). Go about 1 mile to entrance at Harrington Villas. Follow road to model.



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- Walking paths
- Fort Wayne Community Schools
- Maintenance-free living
- Custom villas by Morken Construction

DIRECTIONS: Located on the north side of East Wallen Road between Auburn Road and Coldwater Road, 1/2 mile west on East Wallen Road from the intersection of Auburn Road and East Wallen Road.

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VILLAS

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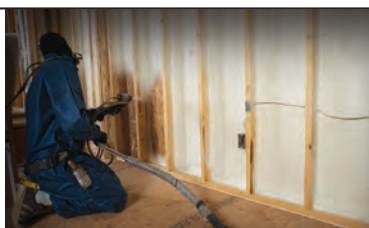
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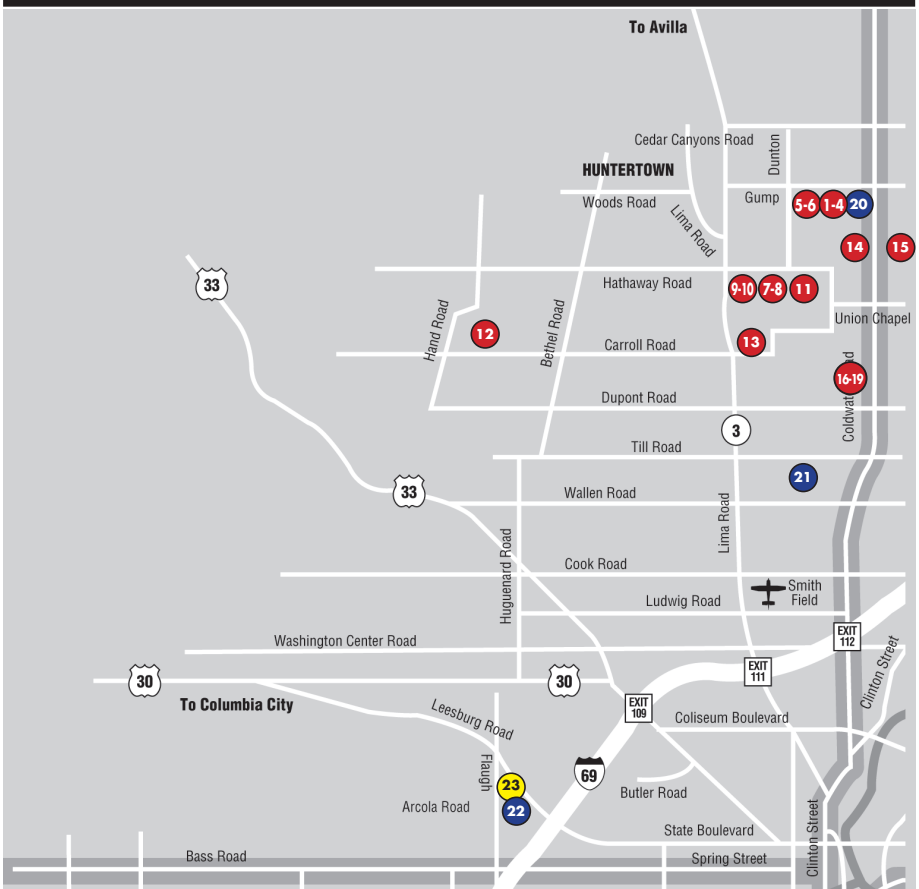
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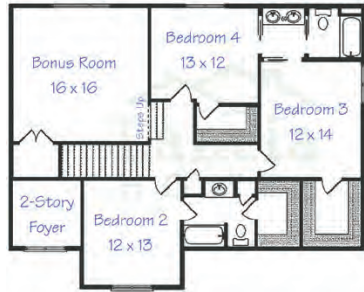
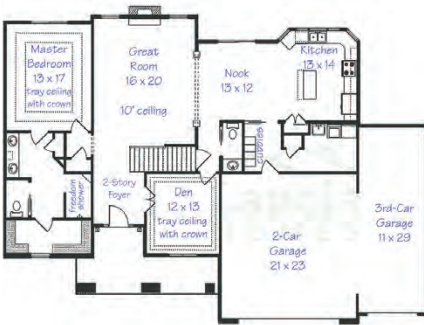


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Whisper Rock • 14998 Whisper Rock Boulevard



VENETIAN

\$444,777 with lot

- 2,933 square feet
- 4 bedrooms
- 3.5 baths
- 3-car garage
- Unfinished basement with 1,708 square feet
- Northwest Allen County Schools
- Features: Lancia's Venetian has a large kitchen with bayed out windows and view of the nook and great room.



DIRECTIONS: Whisper Rock is located on Gump Road just east of Indiana 3.

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- 12759 Page Hill Court - NEW IN GREY HAWK SW



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Lima Rd before Dupont

Lancia
HOMES

260-489-4433
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Whisper Rock • 14774 Manzanar Cove



ALICE'S COTTAGE

\$459,900 including lot

- 2,519 square feet
- 4 bedrooms • 3 baths
- 3-car garage
- Unfinished basement with 2,519 square feet
- Northwest Allen County Schools
- Features: Spacious open-concept four-bedroom ranch plan with vintage touches.



DIRECTIONS: From Coldwater Road, turn west on Gump Road. Whisper Rock Boulevard is on the south side of Gump Road. Take the third left onto Manzanar and the first left onto Manzanar Cove.

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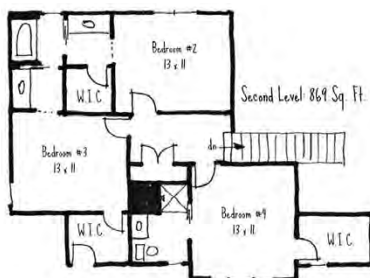
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Whisper Rock • 391 Hush Rock Court



MAYBERRY

Price not available

- 4,301 square feet
- 4 bedrooms
- 3.5 baths
- 3-car garage
- Unfinished basement with 1,704 square feet
- Northwest Allen County Schools
- Features: Detailed trim work



DIRECTIONS: South side of Gump Road between Union Chapel and Dunton Road.



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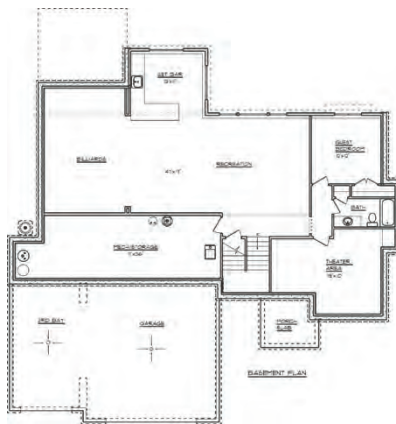
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Whisper Rock • 334 Artisan Pass



MODIFIED "ST. ANDREWS" PLAN

Price not available

- 4,600 square feet
- 4 bedrooms • 4 baths
- 3-car garage
- Finished basement with 2,300 square feet
- Northwest Allen County Schools • Features: Open concept

DIRECTIONS: Take Coldwater Road north. Turn left on Gump Road. Turn left on Whisper Rock Boulevard. Turn right on Artisan Pass. House is on the right.



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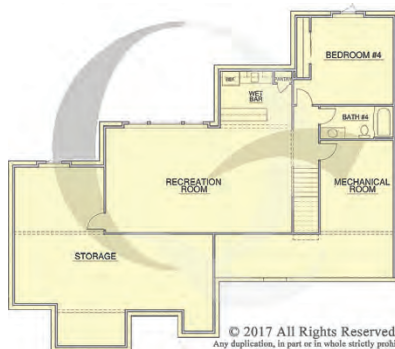
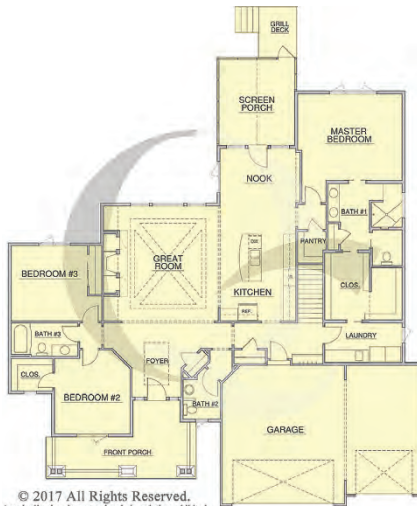
Paul Georges



www.wdesignbuild.com



Timber Ridge • 14946 Old Timber Pass



PRIMFORD COTTAGE

Price not available

- 3,253 square feet
- 4 bedrooms
- 3.5 baths
- 3-car garage
- Basement with 1,010 finished and 1,228 unfinished square feet
- Northwest Allen County Schools
- Features: Screen porch



DIRECTIONS: West on Gump Road from Coldwater Road. Left on Old Timber Pass.

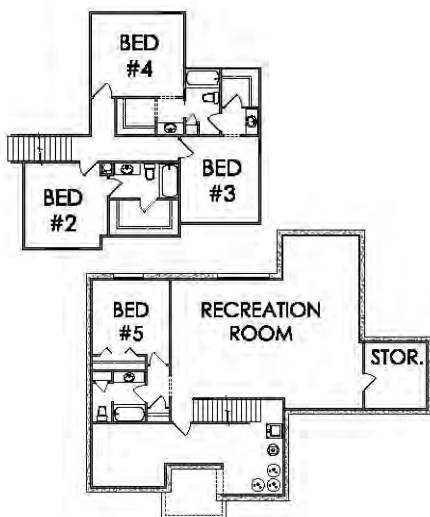
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Timber Ridge • 378 Elderwood Court



LANGDON (Revised)

Price not available

- 2,544 square feet
- 4 bedrooms
- 3.5 baths
- 3-car garage
- Unfinished basement with 1,633 square feet
- Northwest Allen County Schools
- Features: Custom designed with flexibility in mind



DIRECTIONS: Gump Road west of Cedar Canyon Elementary (corner of Coldwater and Gump)



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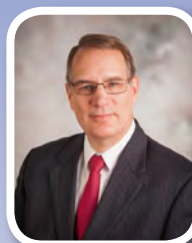
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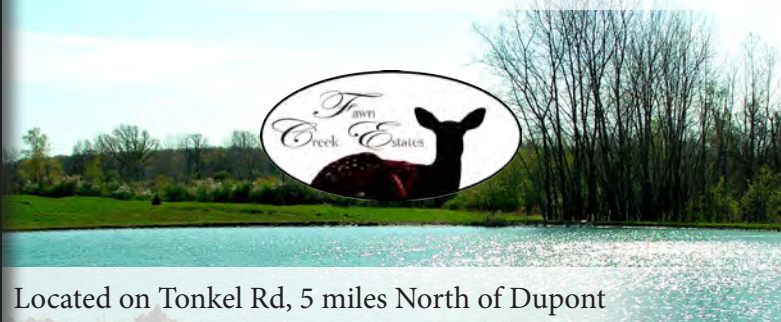
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Quail Creek • 1609 Breckenridge Pass



ISABELLE

\$156,900 plus lot

- 2,078 square feet
- 4 bedrooms
- 2.5 baths
- 2-car garage
- Northwest Allen County Schools
- Features: Master on main with en suite featuring double vanity and 5-foot shower.



DIRECTIONS: Turn south off Hathaway Road (between Corbin and Lima) onto Hawk's View Boulevard and follow around curves. Home is on south side of Breckenridge, between Whistler Hill Place and McKibbin Way. Look for Heller Homes signs.





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Quail Creek • 1793 Breckenridge Pass



THE THEODORE

\$259,900

- 1,939 square feet
- 3 bedrooms
- 2.5 baths
- 2-car garage
- Northwest Allen County Schools
- Features: Screened Porch

DIRECTIONS: North on Lima Road, then east on Hathaway Road. Turn south into Quail Creek. Stay on main road. Home sits at the back of the cul-de-sac.

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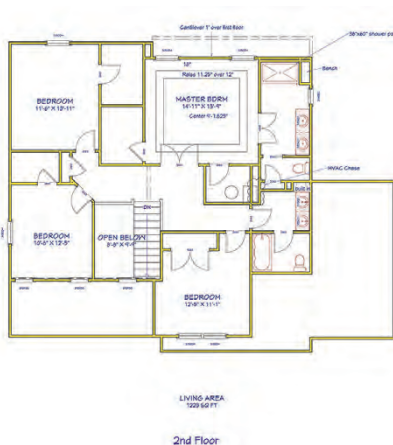
Tammy Keeling



www.majestichomesfw.com



Talons Reach • 13300 Talons Reach Boulevard



BRENTWOOD

\$292,400 including lot

- 2,401 square feet
- 4 bedrooms
- 2.5 baths
- 3-car garage
- Northwest Allen County Schools
- Features: Craftsman styling



DIRECTIONS: East of Lima Road onto Hathaway Road to Talons Reach Boulevard. Head south on Talons Reach Boulevard to home.

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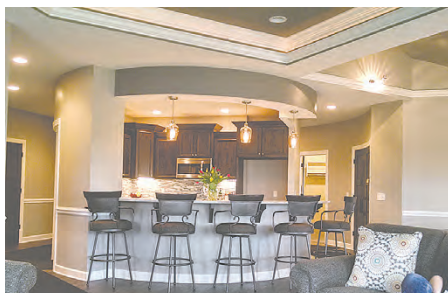


Talons Reach • 13206 Talons Reach Boulevard



Price not available

- 2,786 square feet
- 3 bedrooms
- 3.5 baths
- 3-car garage
- Northwest Allen County Schools
- Features: Curved walls and doors, barreled ceiling, pond view



DIRECTIONS: Lima Road north to Hathaway Road, turn east. Travel 1/4 mile to Talons Reach subdivision. Stay on main road. Located about eight houses in on the left.



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Ravenswood • 13310 Ravenswood Boulevard



ASHLEY II

\$243,200 with lot

- 2,413 square feet
- 4 bedrooms • 2.5 baths
- 3-car garage
- Northwest Allen County Schools
- Features: Lancia's Ashley II shows a master on the main suite with large master bedroom, walk-in closet, luxurious ceramic shower and dual sinks in the master bath.

DIRECTIONS: Ravenswood is located on Hathaway Road, just east of Indiana 3.



www.lanciahomes.com





Preserves at Carroll Creek • 4383 Hammock Drive



The Carolina III

\$319,900

- 2,627 square feet
- 4 bedrooms
- 3.5 baths
- 3-car garage
- Northwest Allen County Schools
- Features: Master down & 3 bedrooms plus loft up



DIRECTIONS: North on Lima Road, then turn west onto Carroll Road. Turn into Preserves at Carroll Creek. Continue straight to Hammock Drive and turn left. Home will be on the left.

Participating in-home vendor



HOME
MORTGAGE

James Sterling



www.majestichomesfw.com



Shearwater • 11919 Shearwater Run



LAFAYETTE

\$159,900 including lot

- 1,535 square feet
- 3 bedrooms
- 2 baths
- 2-car garage
- Northwest Allen County Schools
- Features: Vaulted ceilings



DIRECTIONS: Just east of Lima Road on Carroll Road.

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**WELLS
FARGO**

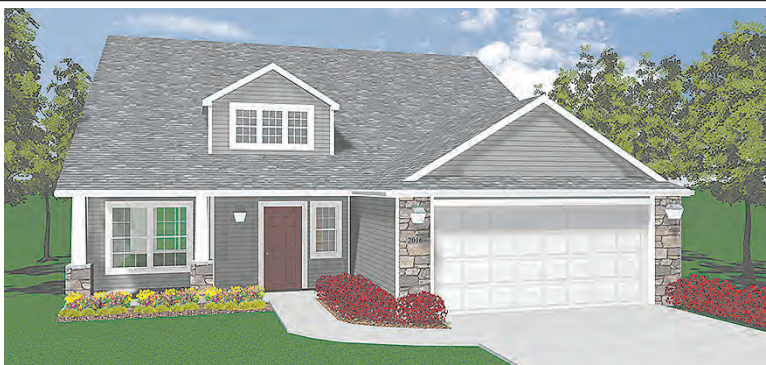
**HOME
MORTGAGE**

Tim Yanes

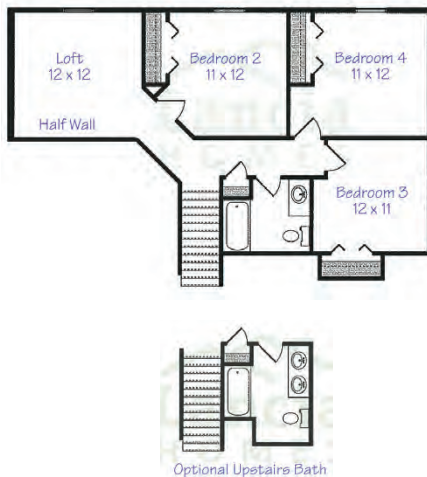
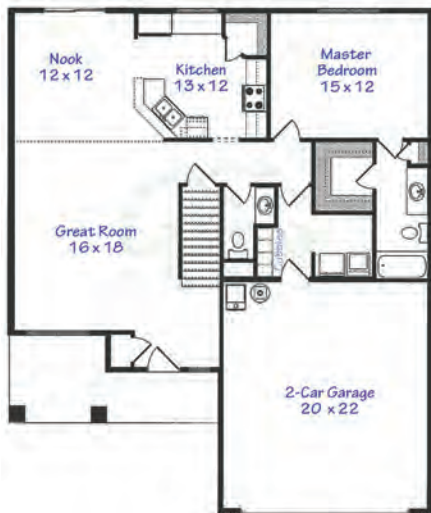
**WESTPORT
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Fox Hollow • 642 Barnsley Cove



SPRINGFIELD II

\$214,900 with lot

- 1,998 square feet
- 4 bedrooms
- 2.5 baths
- 2-car garage
- Northwest Allen County Schools
- Features: Lancia's Springfield II vaulted great room gives an open view of the kitchen, nook and loft.



DIRECTIONS: Located north on Coldwater Road past Dupont Road, across the road from Falcon Creek before Pion Road.

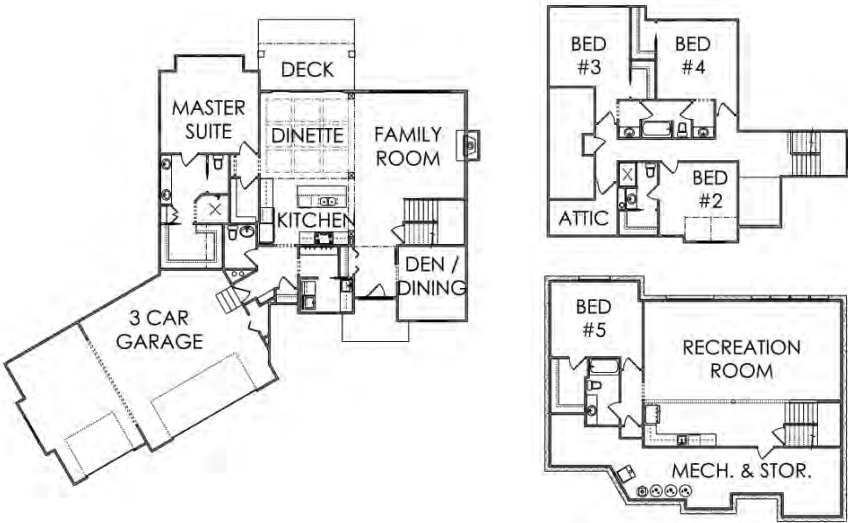


www.lanciahomes.com





Hawthorne Park Estates • 4616 Crawford Road



THE OLIVIA

Price not available

- 4,167 square feet
- 5 bedrooms
- 4.5 baths
- 3-car garage
- Basement with 1,279 finished and 513 unfinished square feet
- Northwest Allen County Schools
- Features: Simply elegant yet practical



DIRECTIONS: Tonkel Road to Crawford Road



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Talis Park • 11650 Talis Park Way



Price not available

- 2,143 square feet
- 3 bedrooms
- 2.5 baths
- 3-car garage
- Unfinished basement with 1,654 square feet
- Northwest Allen County Schools
- Features: Great room with coffered ceiling



DIRECTIONS: North on Coldwater Road to Badiac Road on west side of Coldwater. West on Badiac. Talis Park will be down on north side of road.



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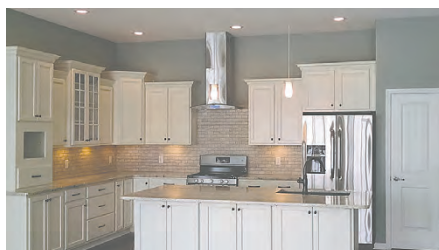
Talis Park • 11575 Talis Park Way



THE FOSTER

\$324,900 including lot

- 2,296 square feet
 - 4 bedrooms
 - 2 baths
 - 3-car garage
 - Northwest Allen County Schools
 - Features: 850 square feet of open gathering area
- 



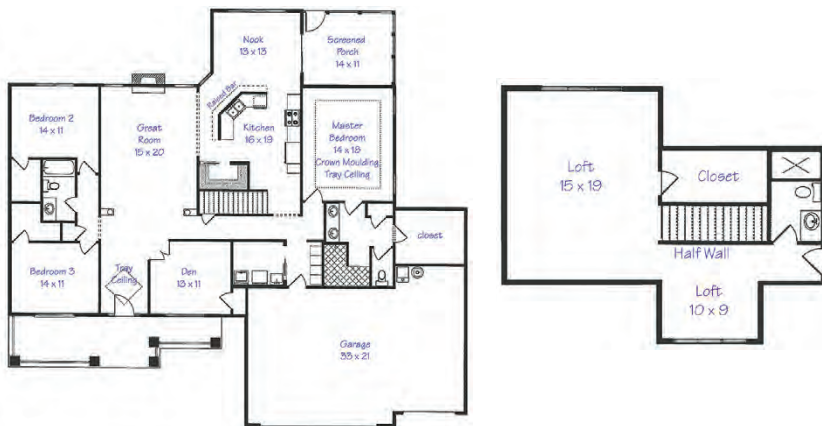
DIRECTIONS: Talis Park is on the north side of Badiac Road. Badiac Road is on the west side of Coldwater Road in between Union Chapel and Dupont.



www.fosterandparkhomes.com



Talis Park • 11617 Talis Park Way



DONATELLO

\$364,675 with lot

- 2,841 square feet
- 3 bedrooms
- 3 baths
- 3-car garage
- Northwest Allen County Schools
- Features: Lancia's Donatello gives you the ease of a ranch you're looking for, including an upstairs with a large open loft, full bath and plenty of storage.



DIRECTIONS: North on Coldwater Road past Dupont to Badiac, turn west on Badiac. Talis Park will be on the north side of the road.

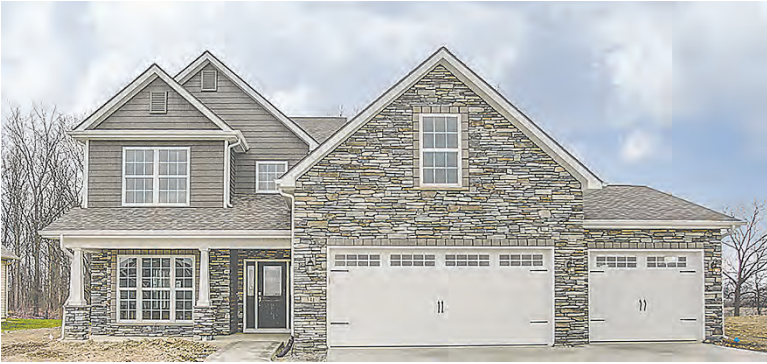
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Rick Neff



www.lanciahomes.com



Talis Park • 341 Pistoia Cove



THE MORRISTOWN III

\$329,900

- 2,803 square feet
- 4 bedrooms
- 3 baths
- 3-car garage
- Northwest Allen County Schools
- Features: Bonus Room Over Garage



DIRECTIONS: Coldwater Road north of Dupont, turn west on Badiac Road. Talis Park will be on the north. Take Talis Park Way straight back. Then turn right onto Pistoia Cove. Home will be on the left.



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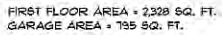
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- 2,328 square feet
- 2 bedrooms
- 2 baths
- 3-car garage
- Northwest Allen County Schools
- Features: Large chef's kitchen and butler's pantry



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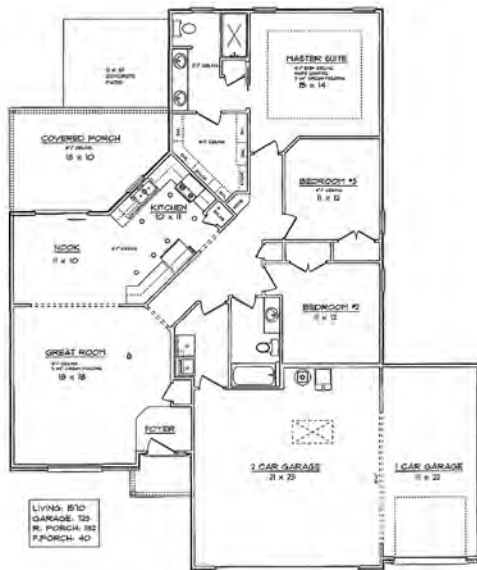
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Stone Gate Villas • 9364 Colchester Terrace



PLAN 1570

\$219,900 including lot

- 1,570 square feet
- 3 bedrooms
- 2 baths
- 3-car garage
- 55 and over
- Features: Spacious kitchen and nook



DIRECTIONS: North on Lima, east on Till, subdivision on south side of road.



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Cell: 260-403-4681

tammy.j.keeling@wellsfargo.com

NMLSR ID 408800

Thea Druley*Branch Manager*

Cell: 260-804-3622

thea.druley@wellsfargo.com

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Christine.j.hauptert@wellsfargo.com

NMLSR ID 852356

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Buckner's Crossing • 3378 Brixley Pass



Price not available

- 1,700 square feet
- 3 bedrooms
- 2 baths
- 2.5-car garage
- Fort Wayne Community Schools
- Features: Large screen porch open to nook



DIRECTIONS: West on Highway 30 to Flaugh Road, south on Flaugh to Buckner's Crossing on east side of road.



www.carriageplacehomes.com





Buckner's Crossing



- Water and daylight lots available
- Open to all builders
- Minutes from Glenbrook Square and Jefferson Pointe shopping centers
- Villa section now open!
- Call (260) 426-9800 for pricing
- Fort Wayne Community Schools

DIRECTIONS: Located on the east side of Flaug Road 1 mile north of Bass Road.



www.sturgesdev.com



Southwest



#	Subdivision/address	Builder	Page
HOMES			
1	Morgan Creek 4607 Anglers Lane	Westport Homes	80
2	Sycamore Lakes 932 Clairborne Drive	Lancia Homes	81
3	Grey Hawk 12759 Page Hill Court	Lancia Homes	82
4	Magnolia Meadows 12820 Magnolia Creek Trail	Granite Ridge Builders	84
5	Sienna Reserve 196 Begonia Court	Granite Ridge Builders	85
6	Sienna Reserve 13174 Galena Creek Trail	Granite Ridge Builders	86
7	Glen Hollow 1767 Glen Hollow Drive	Westport Homes	87
8	Harrison Lakes 15268 Fenway Pass	Windsor Homes	88
9	Bristoe 2912 Bristoe Lane	Heller Homes	90
10	Grey Oaks 3106 Riders Trail	Bob Buescher Homes	92
11	Grey Oaks 2992 Laurel Springs Drive	Slattery Builders LLC	94
12	Prairie Meadows 11225 Mallory Court, Roanoke	Heller Homes	96
13	Sandalwood 414 Ironwood Lane, Ossian	Ideal Suburban Homes, Inc.	97

VILLAS

14	Villas at Summit Reserve 13515 Emerald Run Court	Granite Ridge Builders	99
15	Villas of Grey Oaks 2821 Arden Cove	Granite Ridge Builders	100



HOW TO CHOOSE YOUR BUILDER

The quality of a new home will in large measure be determined by the skill of the builder who constructs it. That's why you should shop for a builder as carefully as you shop for the features of a home. By doing so, you will be able to shop with a sense of confidence and knowledge that will help you make the correct decision.

When you buy a new home, you are not just buying a structure. Along with the structure comes a package of services, and the quality of those services will have an important effect on your enjoyment of the house. Most homes come with a one-year warranty on workmanship and materials. Since virtually every home is going to need at least minor adjustments and repairs during the first year, you should look for a builder who will provide quality service after the sale.

Where do you find a skilled builder?

A good place to start is the Home Builders Association who can provide a list of their current builder members. The real estate section in the newspaper is another good source of information about active builders, the types of homes they are building and the prices you can expect to pay. Also ask friends and relatives for recommendations.

When shopping for a new home from a particular builder, you should talk to

people who have gone through the same experience that you are contemplating. The best way to find out what kind of service a builder offers is to ask previous customers. Visit with at least three of the homeowner references, provided by the builder, and ask about their experiences with service after the sale.

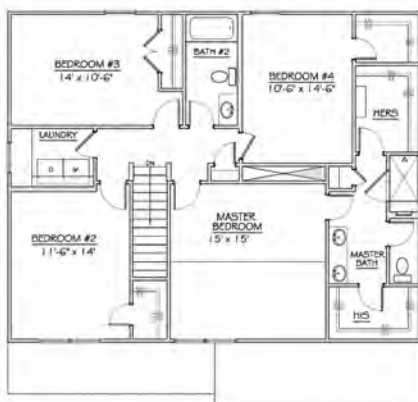
Do not rush through the process of choosing a builder. Set a reasonable timetable for your search and do not make your decision until you feel comfortable. After you have happily settled into your new home, you will realize that the homework you did was well worth the effort.

The following basic guidelines are recommended before you select your builder.

1. Contact the Home Builders Association 420-2020 to see if they are a member.
2. Contact the Better Business Bureau 423-4433 to make sure the builder does not have a record of unanswered complaints.
3. Ask for references of people they have previously built for.
4. Ask for credit references from banks or suppliers they do business with.



Morgan Creek • 4607 Anglers Lane



BRISTOL

\$225,325 including lot

- 2,227 square feet
- 4 bedrooms
- 2.5 baths
- 2-car garage
- Fort Wayne Community Schools
- Features: Great master bath



DIRECTIONS: Intersection of Bass and Thomas Roads.

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HOME
MORTGAGE

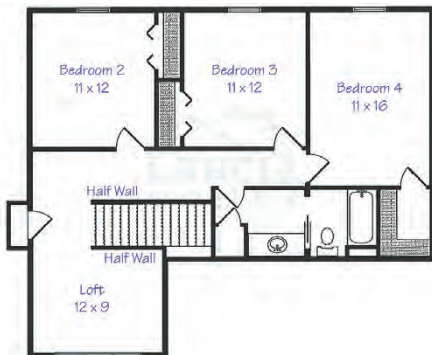
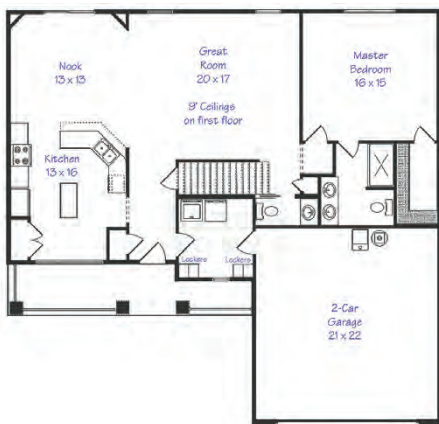
James Sterling



www.westport-home.com



Sycamore Lakes • 932 Clairborne Drive



SUMMER WIND

\$230,250 with lot

- 2,286 square feet
- 4 bedrooms
- 2.5 baths
- 3-car garage
- Southwest Allen County Schools
- Features: The Summer Wind features Lancia's NEW Standard Smart Home technology.

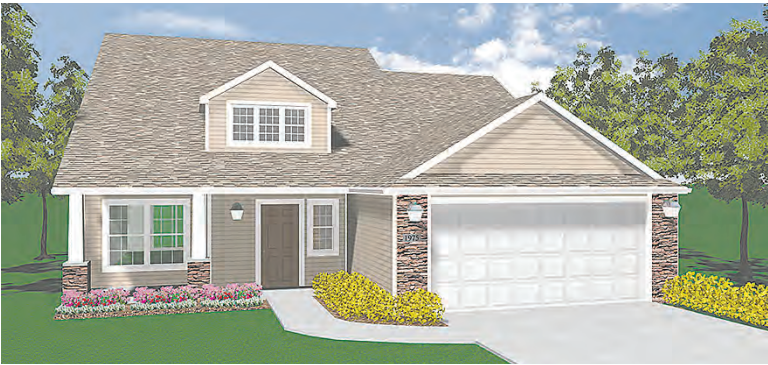


DIRECTIONS: Sycamore Lakes is located on the corner of Scott and Bass Roads with the entrance on Scott Road.

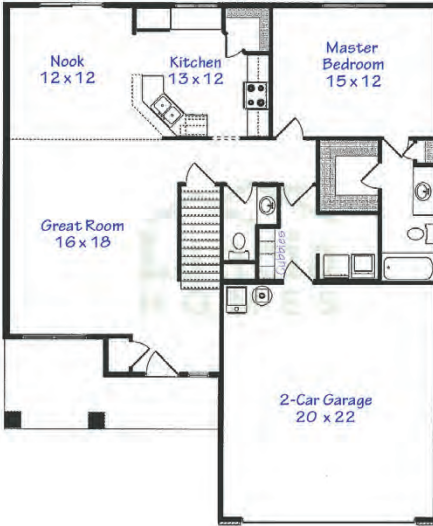
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www.lanciahomes.com



Grey Hawk • 12759 Page Hill Court



SPRINGFIELD I

base price \$137,600;

lot not included

- 1,818 square feet
- 3 bedrooms
- 2 baths
- 2-car garage
- Southwest Allen County Schools
- Features: Lancia's Springfield I has Smart Home technology and features a master down and loft.



DIRECTIONS: Located on the corner of West Hamilton Road and Bass Road, entrance on Bass.

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Randi Baker



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Magnolia Meadows • 12820 Magnolia Creek Trail



SADDLEWOOD

\$189,900 including lot

- 1,358 square feet
- 3 bedrooms
- 2 baths
- 3-car garage
- Southwest Allen County Schools
- Features: Open floorplan with a large kitchen with island overlooking the great room and nook.



DIRECTIONS: State Road 14 to West Hamilton Road. Turn north onto West Hamilton road. Magnolia Meadows is on the left side of the road.

Participating in-home vendor



Michelle Smekens

**Granite Ridge
Builders**

**BETWEEN
THE
STUDS**

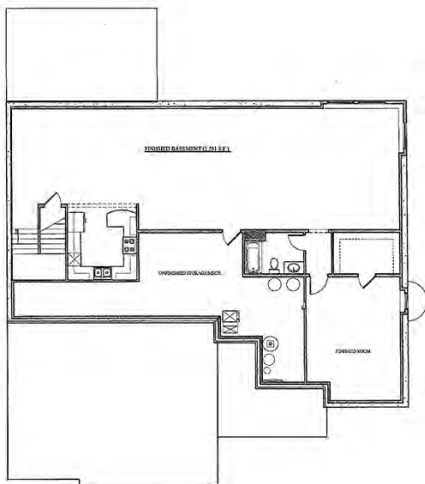
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Sienna Reserve • 196 Begonia Court



SUNWOOD

\$449,900 including lot

- 3,875 square feet
- 4 bedrooms
- 3 baths
- 3-car garage
- Basement with 1,556 finished and 763 unfinished square feet
- Southwest Allen County Schools
- Features: Just off the sunroom and kitchen is a covered porch with fireplace overlooking the pond and fountain.



DIRECTIONS: State Road 14 to West Hamilton Road. Turn north onto West Hamilton Road. Sienna Reserve is on the left.

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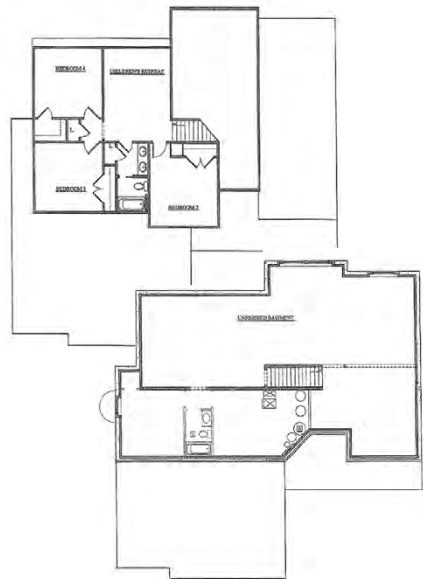
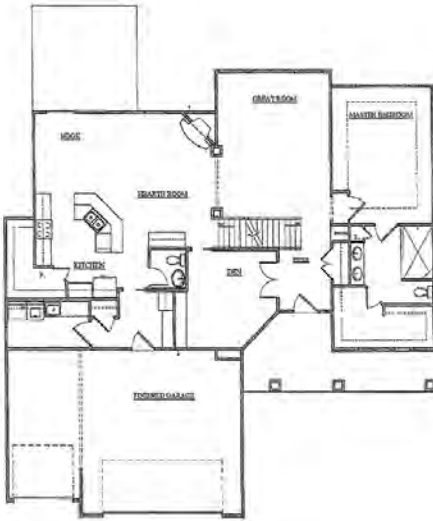
www.graniteridgebuilders.com

**BETWEEN
THE
STUDS**





Sienna Reserve • 13174 Galena Creek Trail



HEARTH BROOK

\$439,900 including lot

- 2,712 square feet
- 4 bedrooms
- 2.5 baths
- 3-car garage
- Unfinished basement with 1,858 sq ft
- Southwest Allen County Schools
- Features: Kitchen, nook and hearth room perfect for entertaining overlooking a beautiful pond.



DIRECTIONS: State Road 14 to West Hamilton Road. Turn north onto West Hamilton Road. Sienna Reserve is on the left side.

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THE
STUDS**

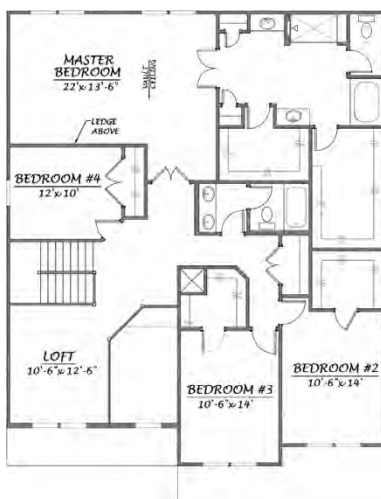
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Glen Hollow • 1767 Glen Hollow Drive



SAVANNAH

\$279,900 including lot

- 3,150 square feet
- 4 bedrooms
- 2.5 baths
- 3-car garage
- Southwest Allen County Schools
- Features: Fantastic master suite



DIRECTIONS: South of Illinois and west of Hamilton on Ridge Crest Crossing.

Participating in-home vendor



www.westport-home.com



Harrison Lakes • 15268 Fenway Pass



NEW EDITION

Price not available

- 2,271 square feet
- 4 bedrooms
- 2.5 baths
- 3-car garage
- Southwest Allen County Schools
- Features: Brand new contemporary design



DIRECTIONS: Take Indiana 14, turn left onto West County Line Road. Turn left into Harrison Fields and turn right to follow the signs.

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Patrick Kinder



www.mywindsorhome.com

Harrison Lakes

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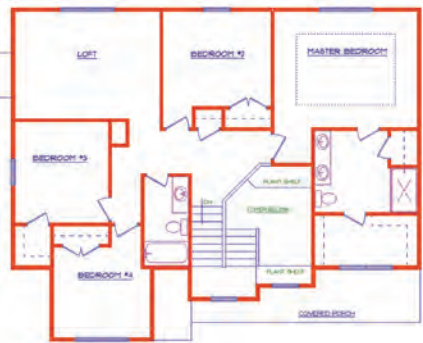
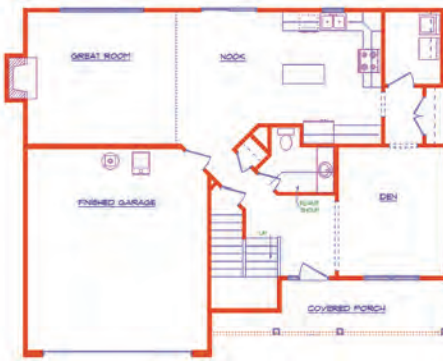
Adams, Allen, DeKalb, Huntington, Kosciusko, LaGrange, Noble, Steuben, Wells and Whitley Counties

FORT WAYNE NEWSPAPERS

Homes.FortWayne.com



Bristoe • 2912 Bristoe Lane



ALLEN

\$166,900 plus lot

- 2,362 square feet
- 4 bedrooms
- 2.5 baths
- 2-car garage
- Southwest Allen County Schools
- Features: Open concept main level with two-story foyer and 9-foot ceilings



DIRECTIONS: Turn south off Covington Road (between West Hamilton and West County Line) onto Bristoe Lane. The home is located on the west side of the road. Look for Heller Homes signs!





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Grey Oaks • 3106 Riders Trail



MEMORIAL

Price not available

- 4,142 square feet
- 5 bedrooms
- 4.5 baths
- 4-car garage
- Basement with 1,162 finished and 768 unfinished square feet
- Southwest Allen County Schools
- Features: Covered deck overlooking lake

DIRECTIONS: Covington Road west of West Hamilton to Grey Oaks; follow signs.



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Your Home's Value and Property Insurance

While it may seem like a viable option to lower your property insurance coverage to save some money, this may end up costing you big in the long run. If your policy limits are too low, the cost to fix your home may exceed your limits, even if your home's value has lessened.

Property Insurance Considerations

Though housing prices declined in the past, home repair costs are escalating. According to the *Los Angeles Times*, it may cost as much as 30 percent more to rebuild parts of a home as compared to completely building a new one from scratch. Rebuilding is often more expensive because demolition and removal of damaged property are pricey. Workers must also work around your existing landscape, power lines and other structures. This can make rebuilding difficult and limiting.





Grey Oaks • 2992 Laurel Springs Drive



MAYBERRY

Price not available

- 4,301 square feet
- 4 bedrooms
- 3.5 baths
- 3-car garage
- Finished basement with 1,704 square feet
- Southwest Allen County Schools
- Features: Beams in kitchen



DIRECTIONS: South side of Covington Road between West Hamilton Road and County Line Road.



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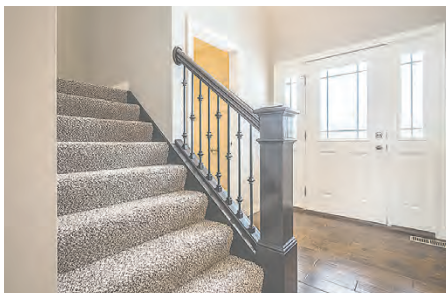
Prairie Meadows • 11225 Mallory Court, Roanoke



LESLIE

\$165,400 plus lot

- 2,186 square feet
- 4 bedrooms
- 2.5 baths
- 3-car garage
- Unfinished Basement with 1,493 sq. ft.
- Southwest Allen County Schools
- Features: Gourmet kitchen features Grabill cabinets and granite countertops.

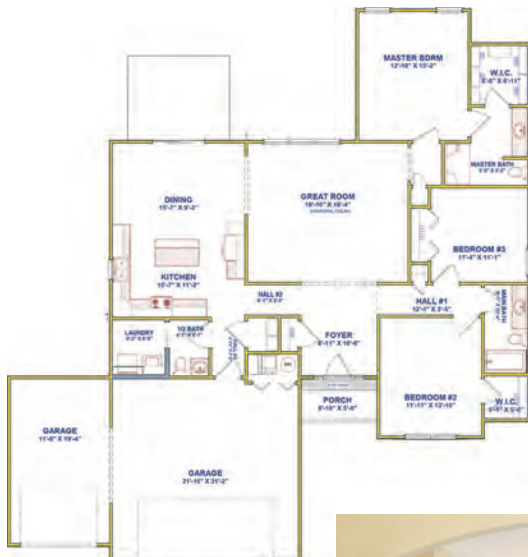


DIRECTIONS: Turn north off Ernst Road, just west of Homestead Road, onto Prairie Meadows Drive, then take second right onto Mallory Court. Home is on southern corner of Prairie Meadows Drive and Mallory Court.





Sandalwood • 414 Ironwood Lane, Ossian



STRATFORD

\$189,997 including lot

- 1,768 square feet
- 3 bedrooms
- 2.5 baths
- 3-car garage
- Northern Wells Community Schools
- Features: Beautiful kitchen with custom hickory cabinets.

DIRECTIONS: South out of Fort Wayne on Highway 1 through Ossian. Community is on right hand side — turn right on Woodcreek Drive and then left on Ironwood. Home is on right side.



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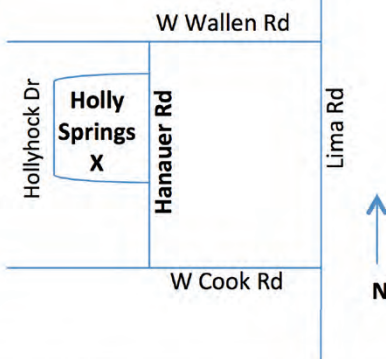
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COTTAGEWOOD

\$229,900 including lot

- 1,709 square feet
- 3 bedrooms
- 2 baths
- 2-car garage
- Southwest Allen County Schools
- Features: Custom kitchen with an island and large amount of cabinet space plus a walk-in pantry.



DIRECTIONS: From Illinois Road, turn south on West Hamilton Road. Take the first right on Ridge Crest Crossing. Villas at Summit Reserve will be on the right.

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STUDS**

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Villas of Grey Oaks • 2821 Arden Cove



BAYWOOD

\$319,900

- 1,909 square feet
- 3 bedrooms
- 2 baths
- 3-car garage
- Southwest Allen County Schools
- Features: Open kitchen with a double bay window leading to an outdoor veranda with a fireplace.



DIRECTIONS: Covington Road, head south on West Hamilton Road, turn into Villas at Grey Oaks and right onto Arden Cove.

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| 3. Glen Hollow
South of Illinois Rd.
and west of Hamilton Rd. on
Ridge Crest Crossing | 450-0917 |
| 4. Grey Hawk
Corner of west Hamilton and
Bass Roads | 450-0917 |
| 5. Morgan Creek / Hidden Pointe
Intersection of Bass and
Thomas Roads | 203-2004 |

- | | |
|--|-----------------|
| 6. Ravens Cove
Cook Road at Huguenard Road | 637-9520 |
| 7. Shearwater
Carroll Road, just east
of State Road 3 | 637-9520 |
| 8. Bear Creek
2 miles north of CR 427
on CR52 | 333-3272 |
| 9. Masons Village
Auburn Drive, just east of
County Road 46-A, Auburn | 333-3272 |
| 10./11. Valencia / Summer Wind
St. Joe Center just east of Lahmeyer. | 459-6030 |

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