



Villas at Blystone

A Miller Diversified Community

LOCATION
7651 Monclova Rd.
Maumee, OH 43537

LEARN MORE
419-279-1909
info@VillasAtBlystone.com
VillasAtBlystone.com





Comfortable Living

Maumee's newest private community is located off Monclova Road in the Anthony Wayne School District. Build your dream home on one of fifteen lots including several located on a private, wooded ravine. Choose from one of our 2-bedroom/2-bath and 3-bedroom/2-bath villa floor plans, each with customizable options. All villas are built by Miller Diversified, known for their commitment to quality and craftsmanship.

AMENITIES

- Private street
- Direct access to Wabash-Cannonball Trail
- Wooded ravine lots
- Lawn care (mowing, fertilizing, gardening)
- Snow removal
- LED street and accent lighting in common areas
- Home Owner's Association (\$150/mo dues)



EASY ACCESS

- Medical Services (St. Luke's)
- Arrowhead and Briarfield Business Parks
- Monclova Community Center
- Anthony Wayne School District
- The Shops at Fallen Timbers
- Golf courses (Brandywine, Fallen Timbers)
- Movie Theaters
- Rails to Trails Metropark
- Over 65 restaurants within a 5 mile radius

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CODER RD.

MONCLOVA RD.



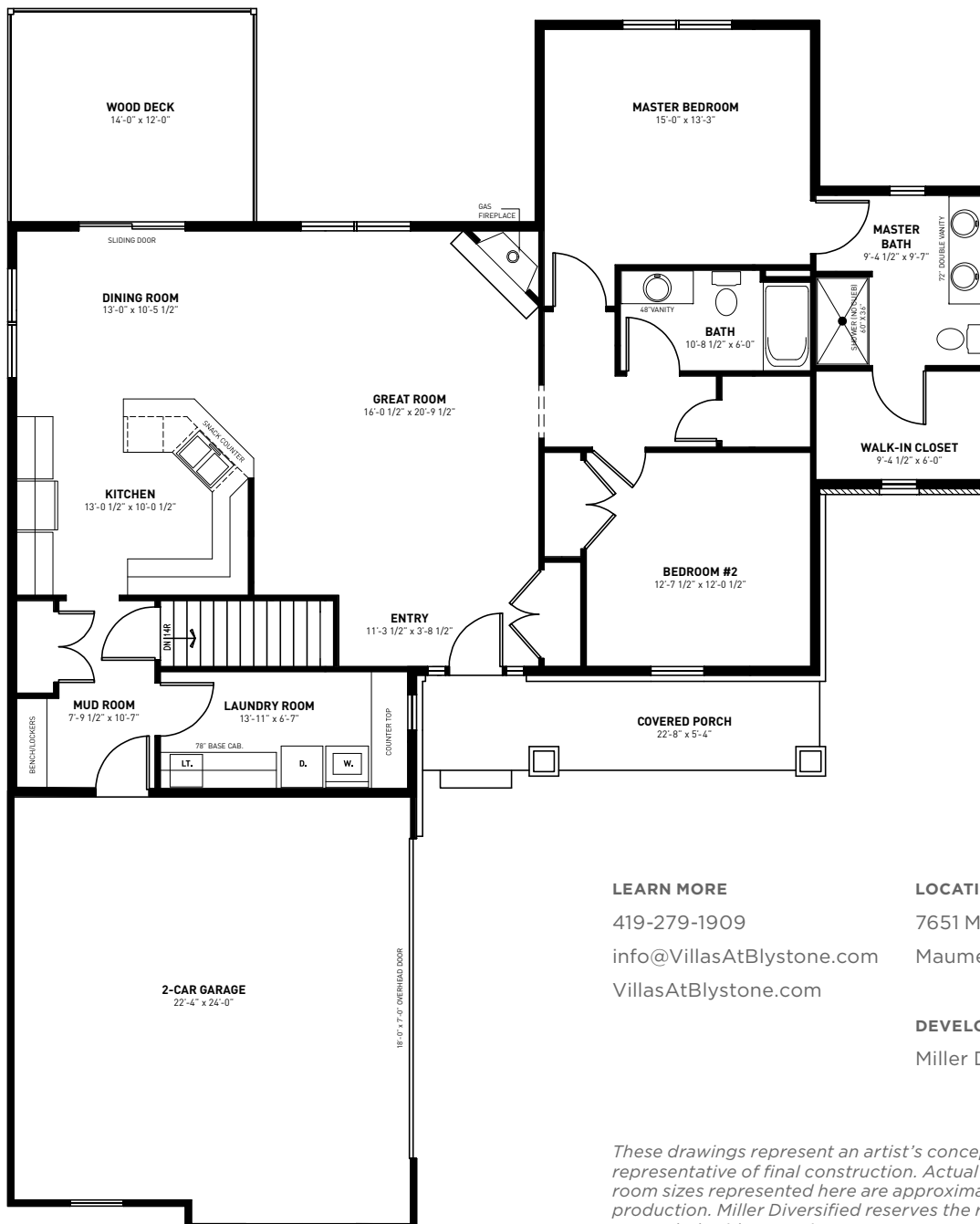
WABASH CANNONBALL TRAIL

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The Georgetown

BEDROOM	2
BATHROOM	2
LIVING AREA	1,667 ft ²
GARAGE	546 ft ²
UNFINISHED BASEMENT	1,553 ft ²
COVERED PORCH	110 ft ²



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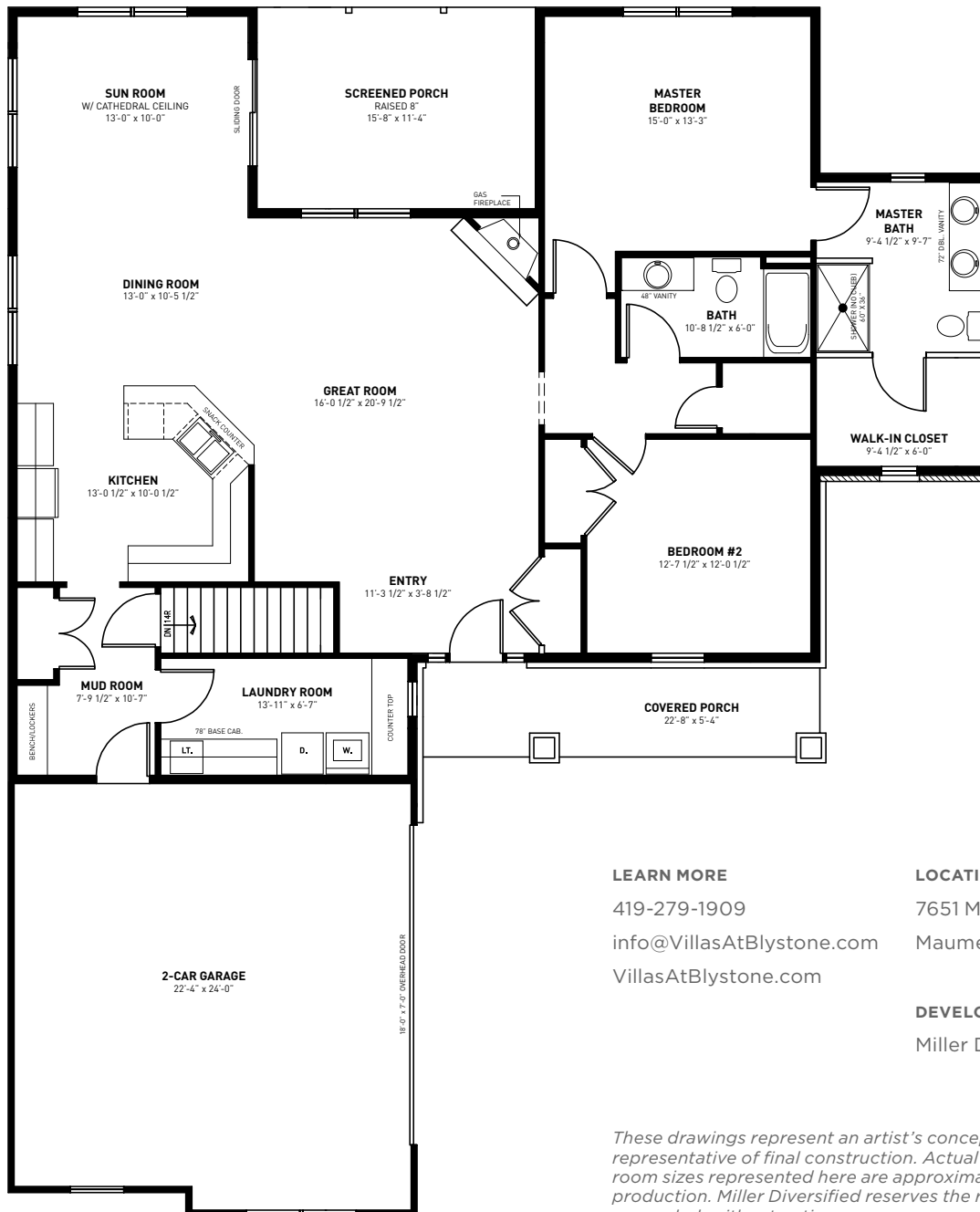
These drawings represent an artist's conception and may not be representative of final construction. Actual square footage and room sizes represented here are approximate and may vary in production. Miller Diversified reserves the right to make changes as needed, without notice.

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The Colorado

BEDROOM	2
BATHROOM	2
LIVING AREA	1,825 ft ²
GARAGE	546 ft ²
UNFINISHED BASEMENT	1,697 ft ²
COVERED PORCH	110 ft ²



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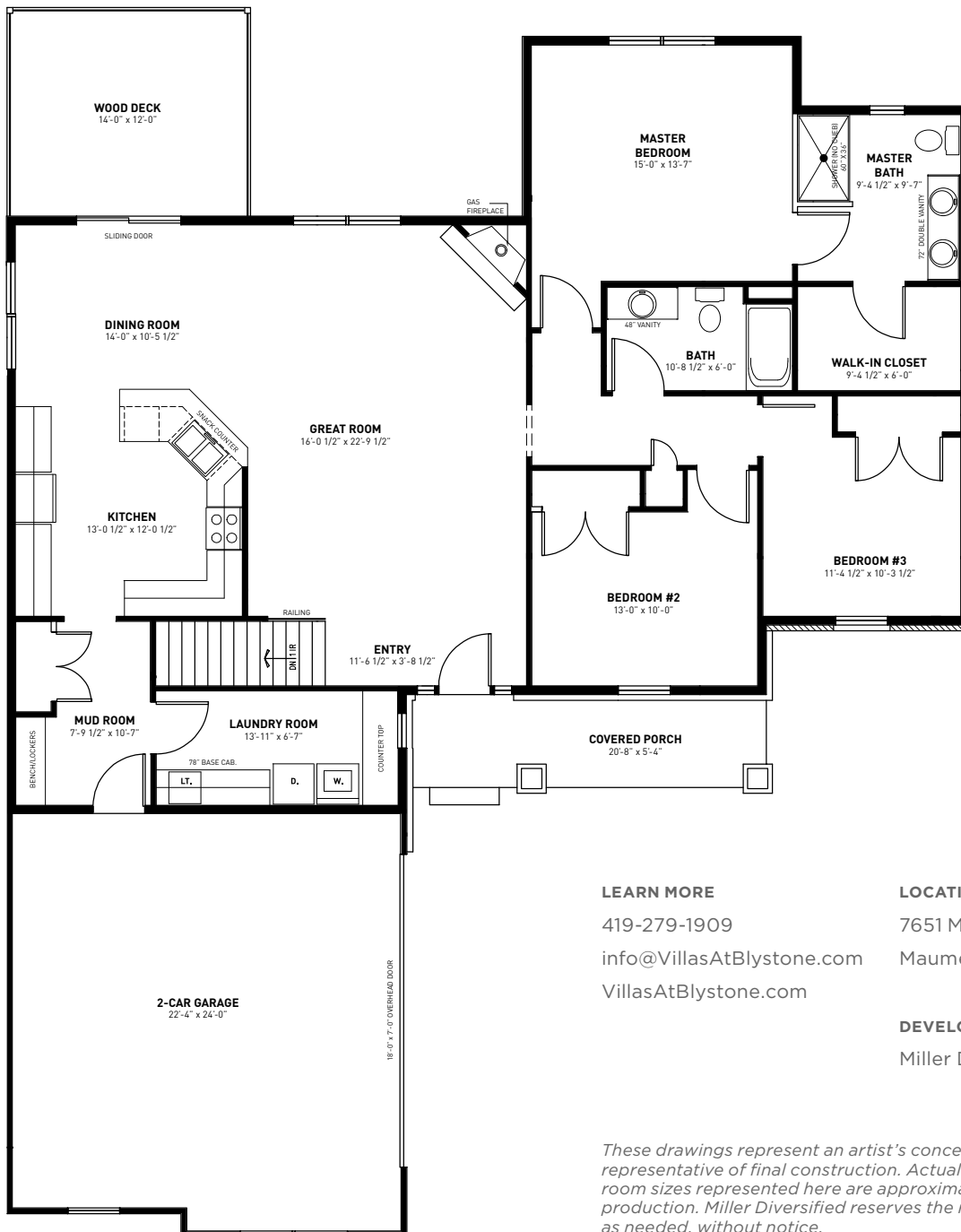
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The Mountaineer

BEDROOM	3
BATHROOM	2
LIVING AREA	1,858 ft ²
GARAGE	546 ft ²
UNFINISHED BASEMENT	1,741 ft ²
COVERED PORCH	110 ft ²



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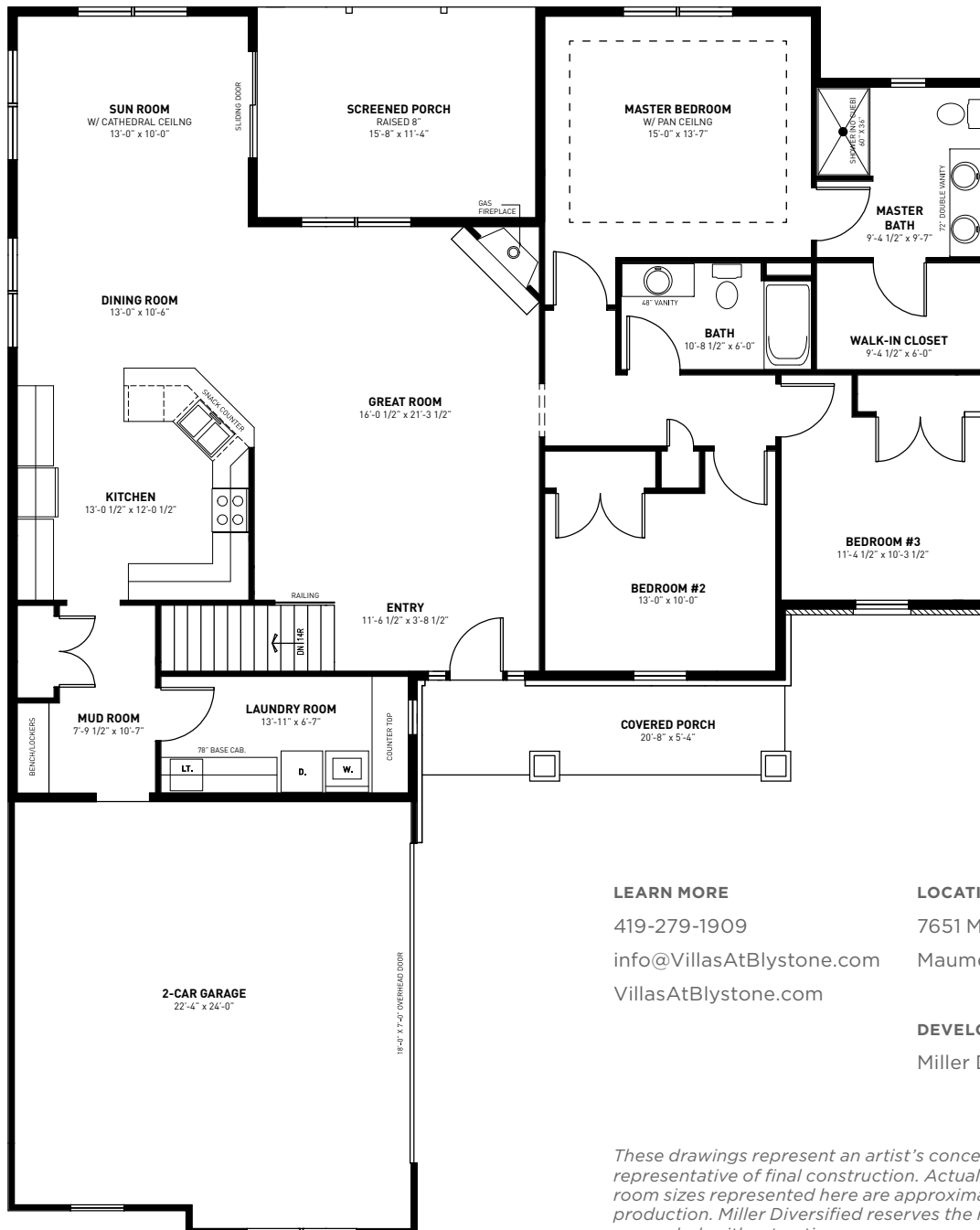
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The Pullman

BEDROOM	3
BATHROOM	2
LIVING AREA	1,979 ft ²
GARAGE	546 ft ²
UNFINISHED BASEMENT	1,846 ft ²
COVERED PORCH	110 ft ²



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Summary of Information

GENERAL INFORMATION

- All homes will be constructed and controlled architecturally by the developer, Miller Diversified
- Brakeman Court is a private roadway owned and maintained by the Home Owner's Association
- Private LED street lighting is owned and maintained by the Home Owner's Association
- Brakeman Court has direct access onto the Metropark's Rails-to-Trails (Wabash Cannonball Trail)

ASSOCIATION FEES & SERVICES

THE \$150/MONTH ASSOCIATION FEE IS BILLED QUARTERLY

- Landscape Services—including mowing and front yard gardening/mulching
- Snow Removal—drive and front walk area
- Street and accent lighting in common areas
- Maintenance of access path to Rails-to-Trails Metropark and other common areas
- Liability and property damage insurance for common areas
- Irrigation/water usage for common areas

RESTRICTIONS

- All homes will be built by Miller Diversified Residential Construction
- No floor plans will be smaller than 1,200 Ft²
- Consistency of architectural appearance and style will be maintained throughout
- All pets will be maintained indoors, and no more than 3 dogs and/or cats are allowed per household
- Swimming pools, swing sets, basketball hoops, trampolines, above ground fence, tennis courts, clothes lines, etc. are prohibited
- No satellite dishes in front yard or elevation—side or rear only
- No storage of RV vehicles outside
- Irrigation on front and side yards is required
- Garbage and refuse will be stored in garage

This form is to provide a brief summary of information and does not contain detailed information, services or restrictions. In the event of a conflict, the full document as recorded, shall govern.