

# CHRISMAN HOMES

THE ULTIMATE HOMERAMA LIFESTYLE HOME!



## UNIVERSAL ONE FLOOR LIVING BEAUTIFUL IVY TRAILS

*You've earned it! Enjoy the ultimate adult lifestyle with open award winning spaces from Chrisman Homes. A 4785 Square Foot Design includes elevator access to a 2000 Square Foot Lower level complete with Theater, Game Room, and Entertainment. State of the Art sound system, HVAC, sprinkler equipped landscaping, media equipment and Granite & Stainless Gourmet Kitchen are just an overview of the true Luxury you will enjoy here. Value priced for today's market with a tremendous financial advantages from 4.99% per annum.*

ADDRESS: 455 Ivy Trails  
SUBURB: Union Township  
LOT SIZE: Of Record  
SEMI-ANNUAL TAX: \$4,548.40  
EASEMENTS: Of Record  
RESTRICTIONS: Of Record  
STYLE: Transitional

AGE: New Construction  
CONSTRUCTION: Brick  
FOUNDATION: Poured  
BASEMENT: Full  
ROOF: Shingle  
EVEN BILLING: \$120.00  
HEAT: Gas, Forced Air

COOLING: Central Air  
ELEM: West Clermont  
HS: West Clermont  
PElem: Choice  
PHigh: Choice  
WATER: Public  
SEWER: Public

**Quoting: \$599,900**

**MLS# 1108380**

**One Place: 985-1111 # 5086**



**Exclusively Represented By: Gail S. Coughlin**

Voice Mail: 247-6731 Home: 871-6885 Mobile: 604-1731

Photos available at: [www.gcoughlin.com](http://www.gcoughlin.com)



COLDWELL BANKER WEST SHELL

OWNED & OPERATED BY NRT, INC.





*From Australian Cypress Hardwood  
To Custom Cabinetry*





*The Master's  
Chamber*





*Entertain in Style!*





*The Good Life!*





*Work & Play*





*Voila! Grande Entry*

