

Market Home Available - Under Construction (Lot #5)

Ashley
Oaks



The Ascot

FORT MITCHELL, KY

The Ascot blends classic comfort and flair in a modern farmhouse design. The friendly front porch begins the warmth and simplicity that spills over into every room on every level. Double doors open to a magnificent foyer. Off the foyer is a cozy den the perfect getaway for quiet times. Warm hardwood floors and 10-foot ceilings can be found throughout the first level. The open gourmet kitchen features an oversized island and a hidden walk-in pantry. The kitchen overlooks the family dining area and great room with a fireplace. A stunning beamed ceiling throughout this area adds to its warmth and charm, A convenient wine/beverage center is perfect for entertaining guests and family, An 8-foot-tall oversized sliding door opens to a large rear covered porch with an attached grilling deck for casual dining. The first level also features a family entry off the large garage with tech zone and custom cubbies.

The upper level features the main bedroom wing with a vaulted ceiling, a magnificent bath with ceramic floors, a custom shower, plus two very large walk-in closets. Additional features include two bedrooms with a jack and jill bath, a fourth bedroom with a private bath plus an oversized laundry room with direct access to the Marley closet.



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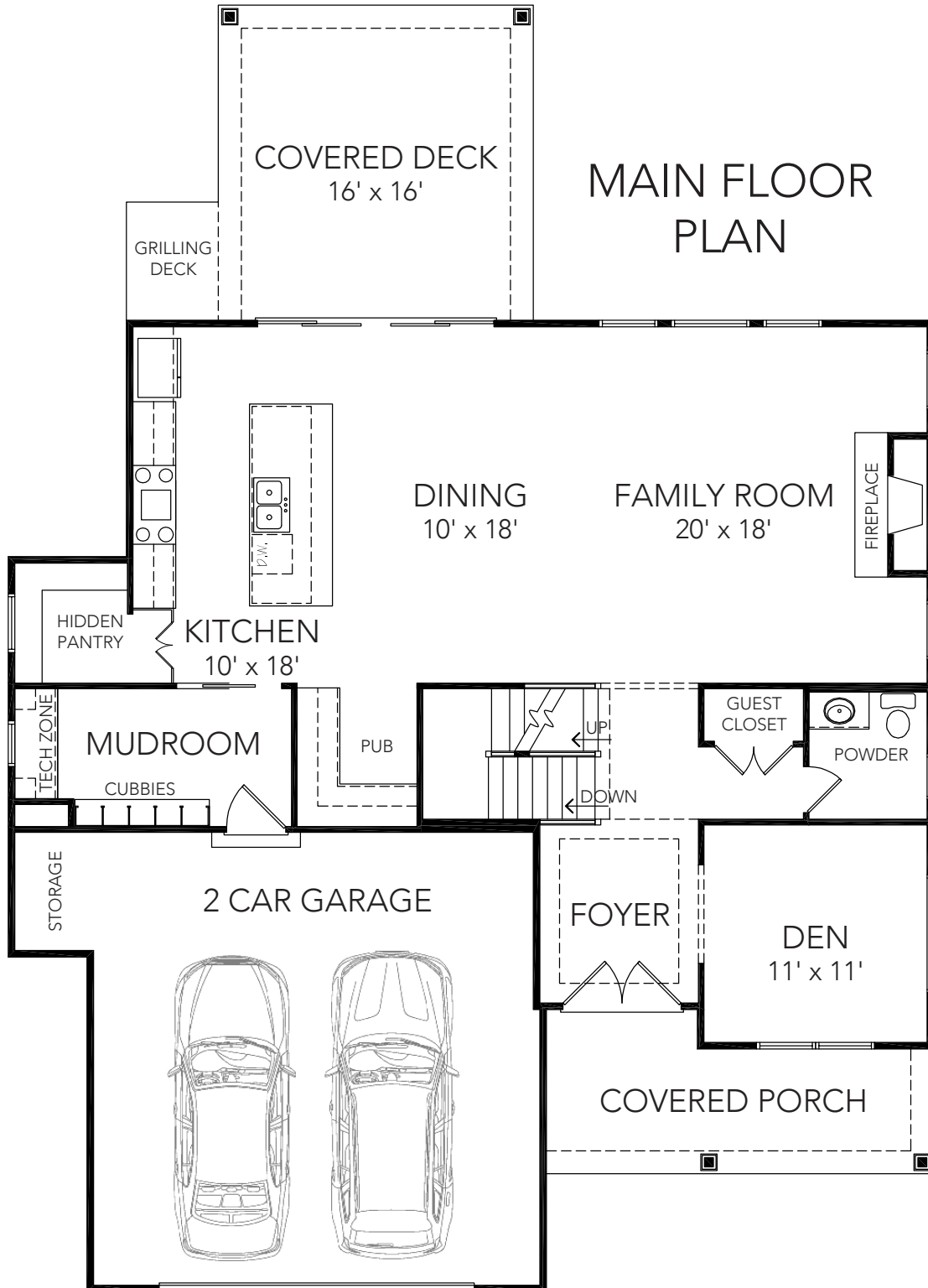
3005 Dixie Highway · Edgewood, Ky 41017

859-341-0050 · ashleybuilders.com

The Ascot

1ST FLOOR - 1,328 SQ. FT. • 2ND FLOOR - 1,496 SQ. FT.

LOWER LEVEL - OPTIONAL FINISH SPACE AVAILABLE • 4 BEDROOMS • 3.5 BATHS



Floor plans are for illustration only. Designs and specifications may be revised.



AMENITIES:

- Board & Batton exterior with decorative brackets (front elevation only)
- Pella windows (SDL grilles on front elevation)
- Tray Ceiling in Foyer
- 10' first floor ceilings – Beams in Great Room, Dining Room, and Kitchen (not shown on plan)
- Custom Cabinetry and Quartz tops in Kitchen & Bar
- Hidden Walk-In Pantry in Kitchen
- Bertazzoni Appliances
- Wide plank hardwood flooring throughout the first level
- Custom stair railing system
- Vaulted Ceiling in Master Bedroom
- Rear covered porch with grilling deck
- Fiberon Decking
- Custom Built-in Cubbies in Mud Room
- Unfinished lower level – 9' Ceiling (1/2 bath rough-in)



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Ashley Builders Group is well known for its great locations, outstanding developments, and beautiful homes.



Fort Mitchell, Kentucky

The Ascot located in Fort Mitchell, Kentucky's newest community on Floral Avenue offers the best of both worlds a charming new farmhouse design in one of Northern Kentucky's most desirable cities.

Steeped in history Fort Mitchell was originally known as a Civil War fortification and today is known for its 4th of July parade. This popular family community enjoys a solid reputation for low crime rates and a quality of life that includes beautiful parks, lovely residential streets, high-quality award-winning public and private schools, and country club. Fort Mitchell is fortunate to also have location location location. Close to interstate 75/71, minutes to downtown Cincinnati and the Northern Kentucky/Cincinnati airport.

The Ascot Market Home is Available and Under Construction (Lot #5)

DIRECTIONS to ASHLEY OAKS Fort Mitchell, Kentucky

Dixie Highway
(Ft. Mitchell, Ky.) to east
on Highland to Right
on Floral Avenue

BENEFITS of LIVING IN ASHLEY OAKS

Beechwood Schools &
Easy access to I-71/75/275/
Downtown Cincinnati/
Greater Cincinnati/Northern
Kentucky Airport



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Ashley is a custom builder focusing on custom homes, townhomes, and renovations in Northern Kentucky and Greater Cincinnati neighborhoods. With over 40 years of experience we possess the knowledge and expertise to make your project a success.