

Memorial Pointe

Custom Ranch Manor Home



Plan & Rendering is for illustration only. The builder reserves the right to revise design and specifications.

Ashley Builders is proud to introduce the Manor Collection. Rose Hill Manor and Pine Ridge Manor custom ranch townhomes designed exclusively for Memorial Pointe. Sitting high on a hill, these beautiful custom townhomes provide sweeping views of the Highland Golf Course, the valley below, and the Cincinnati skyline.

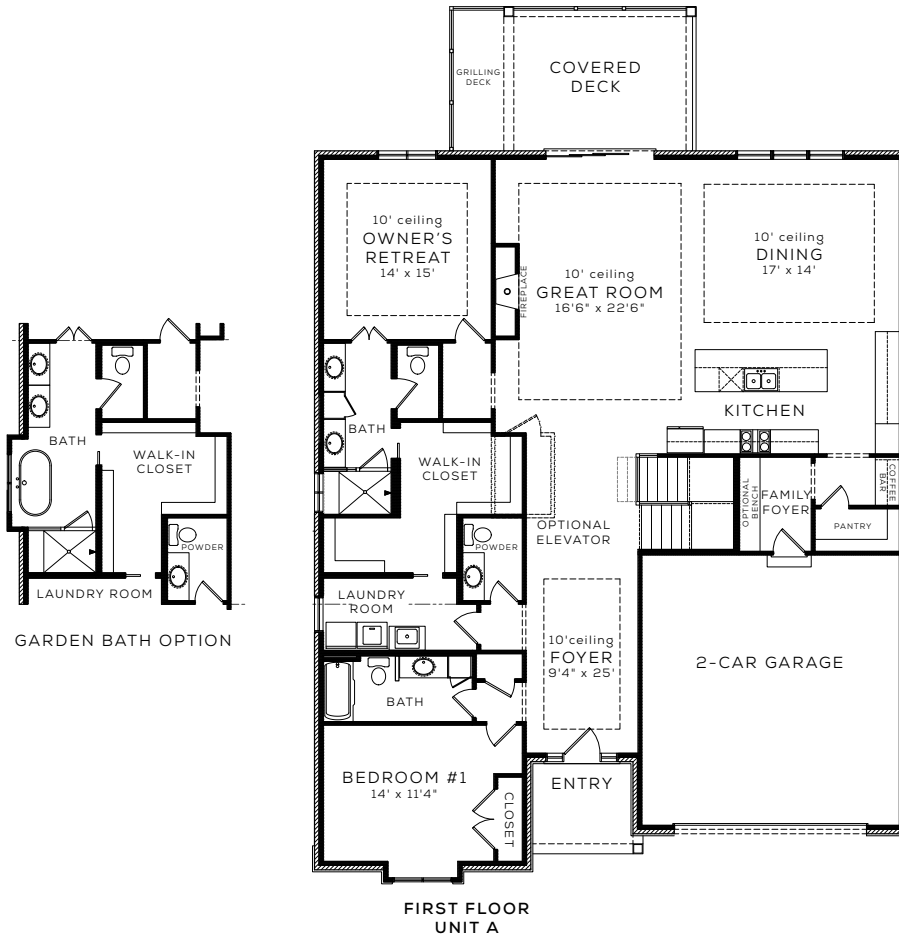
This lovely new neighborhood is close to all major highways and provides quick driving to downtown Cincinnati and the Cincinnati Northern Kentucky Airport. Popular shopping centers and restaurants are nearby, and the historic Fort Thomas downtown with charming shops is minutes away.

For more information on the Manor Homes contact Heather Powell
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For more information on our Estate lots please contact Jason Yeager
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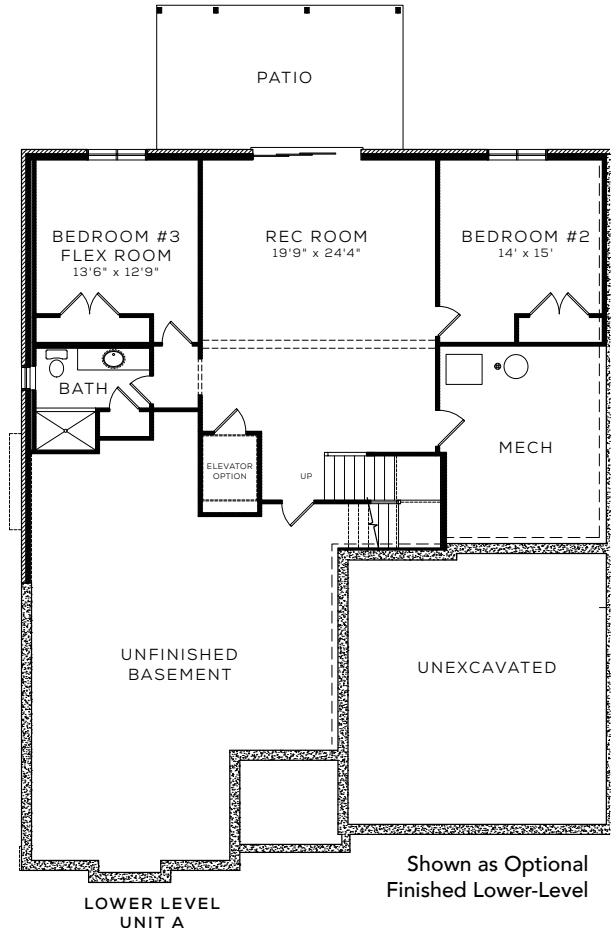
Exterior Features:

- Brick and Stone Veneer
- Pella windows (Simulated Divided Lite grilles on Front)
- Therma-Tru Fiber-Classic Front Door

Rose Hill Manor

Customization per request

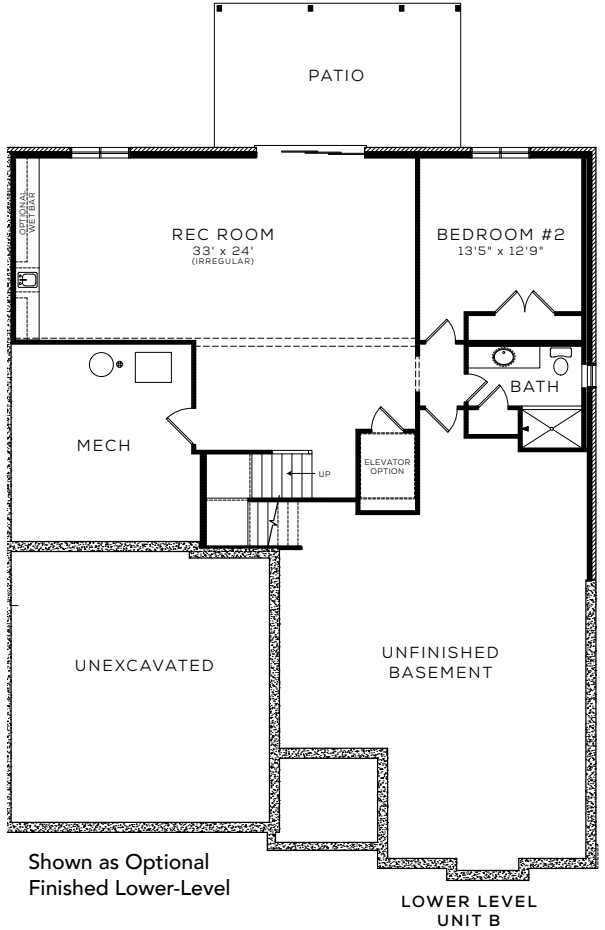
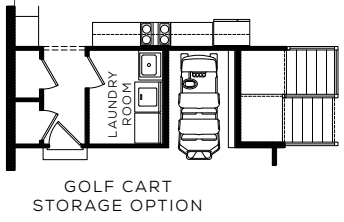
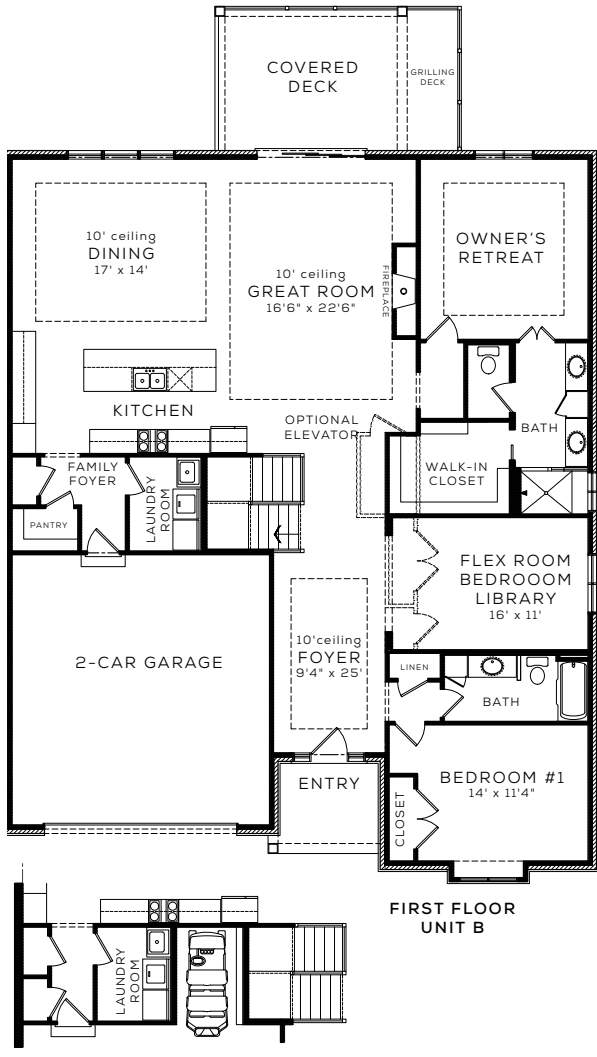
- 2 Bedrooms, 2 ½ baths
- 9' ceilings throughout
- 10' tray ceilings in the foyer, great room, dining, and owner's retreat
- Gas fireplace
- Coffee Bar
- GE Profile Appliances
- Schrock Entra Cabinetry
- Kitchen- 3cm Quartz countertops
- Garden Bath Option
- Great Room Wet Bar Option



Shown as Optional Finished Lower-Level



- Covered Entry
- Covered Rear Patio and/or Deck (TimberTech composite decking) with grilling area
- HOA Managed- Low Maintenance Living



Pine Ridge Manor

Customization per request

- 2 Bedrooms, Study/ Flex room, or 3rd bedroom, 2 Baths
- 9' ceilings throughout
- 10' tray ceilings in the foyer, great room, dining, and owner's retreat
- Gas Fireplace
- GE Profile Appliances
- Schrock Entra Cabinetry
- Kitchen- 3cm Quartz countertops
- Golf Cart storage option, Elevator Option
- Great Room Wet Bar Option





DIRECTIONS: I-275 to Exit 2 (Rt 27 Southgate / Ft Thomas) to Right on Memorial Pointe Drive.

Rose Hill Manor

Classic and inviting architecture meets luxurious interior design with a warm and charming feel. The Rose Hill Manor offers one-floor living with an option to customize a finished lower-level for family recreation, overnight guests, and an abundance of storage. The main floor has a chef's kitchen that opens to a magnificent great room and dining area. The luxurious owner suite features high ceilings and a well-appointed bath. The oversized walk-in closet provides a convenient doorway to the laundry area. An additional bedroom, bath and half bath along with a covered deck with separate grilling area complete the first level.

Pine Ridge Manor

Meticulously designed and crafted throughout this Manor Home offers an exciting floor plan. This beautiful design features a gracious foyer leading to an open great room and dining area. A chef's kitchen with state-of-the-art appliances completes the open rooms. The owner's suite is nothing short of luxury and includes a splendid en-suite. A guest room, bath, and flex room complete the sleeping wing. The lower-level provides an option for a recreation area, a bedroom, and an abundance of storage. For the golfer, a golf cart area can be designed as part of the garage. A covered deck along with a separate grilling area complete this impressive home.

Customization per request on each home.



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