



## **7589 Grandview Ave NW Massillon, Oh 44646**

We have incorporated many unique design concepts with custom finishes throughout this home. This home is located in Jackson Townships Rolling Green neighborhood. The completion date for this home is the first half of October.

The front elevation has a combination of stone with board and batten siding, brick pillars and a metal roof accent above the front porch.

This is a highly customized version of our very popular Southridge house plan. This house plan is 2980 ft.<sup>2</sup> with four bedrooms, 2.5 baths, a first-floor owner's suite, a first-floor office, a covered patio off the dinette and a three-car garage. An additional 769 sq ft is finished in the lower level which includes a large rec room, a half bath and a sink drain roughed-in for a future bar area.

This house has fantastic flow through the main living areas with spacious arched doorway openings.

Upon entering the home you're greeted with double front doors. Both the foyer and family room have cathedral ceilings with a hand-made ridge beam. The Great Room fireplace is finished with a unique limestone plaster and finished off with a custom crafted mantle.

We highlighted the Powder Room with wallpaper, champagne bronze metals and a custom vanity adding a pop of color in a very subtle green tone.

The first-floor owner suite has a feature wall with beamed ceiling, a large walk-in closet, double vanity with shiplap wall in the owners bath, with a customized tile shower with a barrier, free entry.

A custom designed feature wall accents the home office. Shiplap accents walls in several rooms.

The second floor has three large bedrooms. The shared bath has a split bathroom design keeping the vanity separate from the shower / tub and commode.

A 3-1/2 car garage with an extra wide 18' double door and man door for easy access to the rear yard.

Mechanical systems include a Navien tankless hot water system with a PEX Mana block. A Lennox 96% efficient, two-stage, natural gas furnace with Merv media filter and a 14 SEER air conditioner.

We hope you enjoyed visiting our home. Visit [www.reacustomhomes.com](http://www.reacustomhomes.com) for more information. Jeff can be contacted at [JeffReaBldr@att.net](mailto:JeffReaBldr@att.net)