

*Village of*  
**STILLBROOKE**



**THE ASHBROOKE**

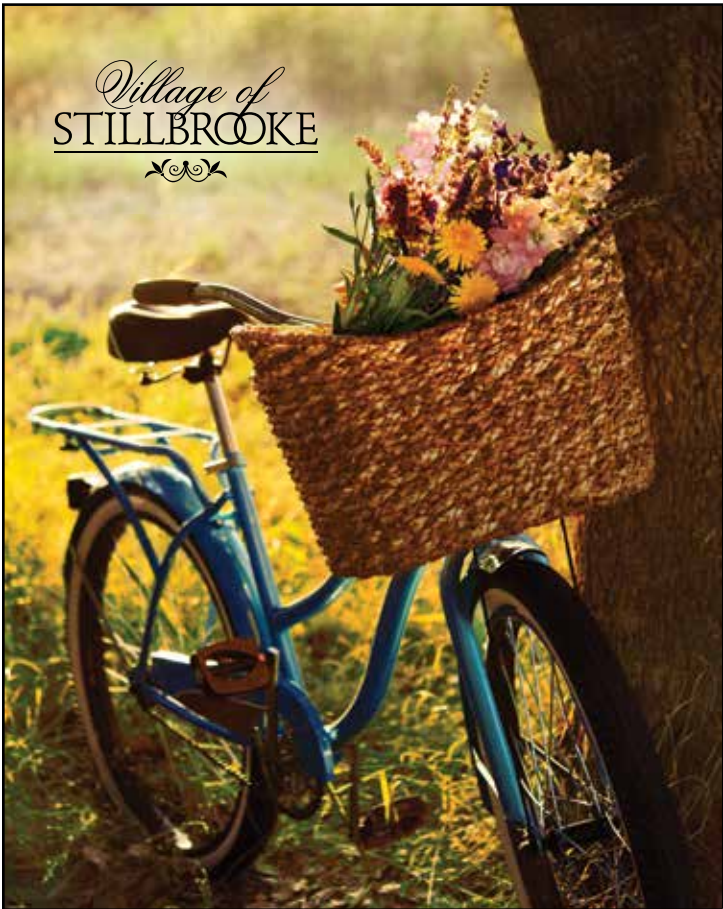


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*Dream... Visit... Plan... Live*

*Ashley*

*Village of*  
**STILLBROOKE**



Northern Kentucky's newest residential community, the Village of Stillbrooke, is located in desirable Villa Hills. Offering a prestigious address, along with the convenience of location, this new community features 26 magnificent, wooded villa homesites. The grand entrance opens to rolling hills and lush woods and features pocket parks throughout the neighborhood. Stroll or ride your bike through this park-like setting that also features a fabulous community gazebo...the perfect place for daydreaming, reading, or meeting good friends.

The Village of Stillbrooke offers maintenance-free living and is minutes to downtown Cincinnati and the Greater Cincinnati Airport, as well as, I-75, I-475, I-471, and I-71. If you are seeking the perfect new neighborhood in an established area, this is it...where else will you find location... location...location?

*Dream... Visit... Plan... Live*

**Ashley**  
859.341.0050

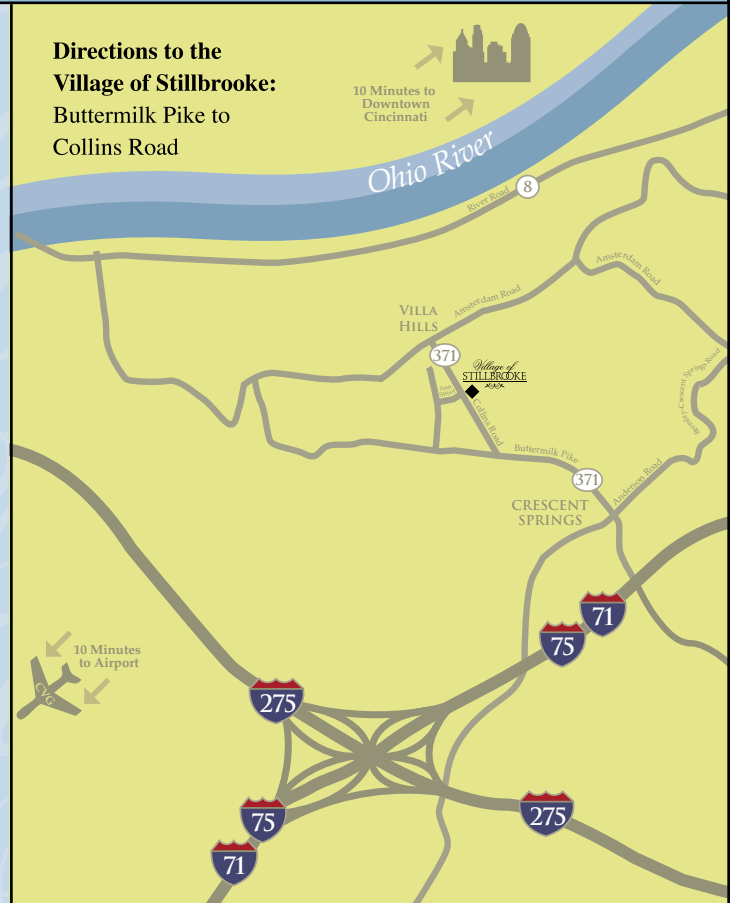
**Contact Jason Yeager**  
859.393.1460

Ashley Construction  
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For additional Ashley Homes information  
and to tour other Ashley floor plans,  
please visit our website  
[www.ashleybuilders.com](http://www.ashleybuilders.com)

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**Directions to the Village of Stillbrooke:**  
Buttermilk Pike to  
Collins Road



*Village of*  
**STILLBROOKE**  
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## THE ASHBROOKE

Nestled in the woods, the delightful Ashbrooke is a charmer. The classic covered entry and curved windows, along with the brick and stone accents, are just a few of this home's lovely exterior architectural features. Upon entering the gracious foyer, your eyes travel to the attractive staircase leading to the lower level before proceeding into the great room. High ceilings, a gourmet kitchen with custom cabinetry, granite countertops and a stainless appliance package all open to a magnificent fireplace make this fabulous space the perfect place for family gatherings and entertaining close friends. The master retreat offers a tray ceiling and double vanity bath. In addition to an oversized master closet there is a private entrance to the laundry room for your added convenience. A second bedroom or library and powder room complete this exquisite one floor plan. A large lower level is available for optional living space if desired.

### ASHBROOKE FEATURES

#### Main Living Area

Magnificent Front Entry System with Transom and Sidelites  
Tray ceiling in Foyer, Great Room and Dining Room  
Arched Architectural Accents on Front Elevation

#### Gourmet Kitchen

Spacious Work Area  
Beautiful Custom Cabinets and Granite Countertops  
Stainless Steel Appliance Package  
Walk In Pantry

#### Master Suite

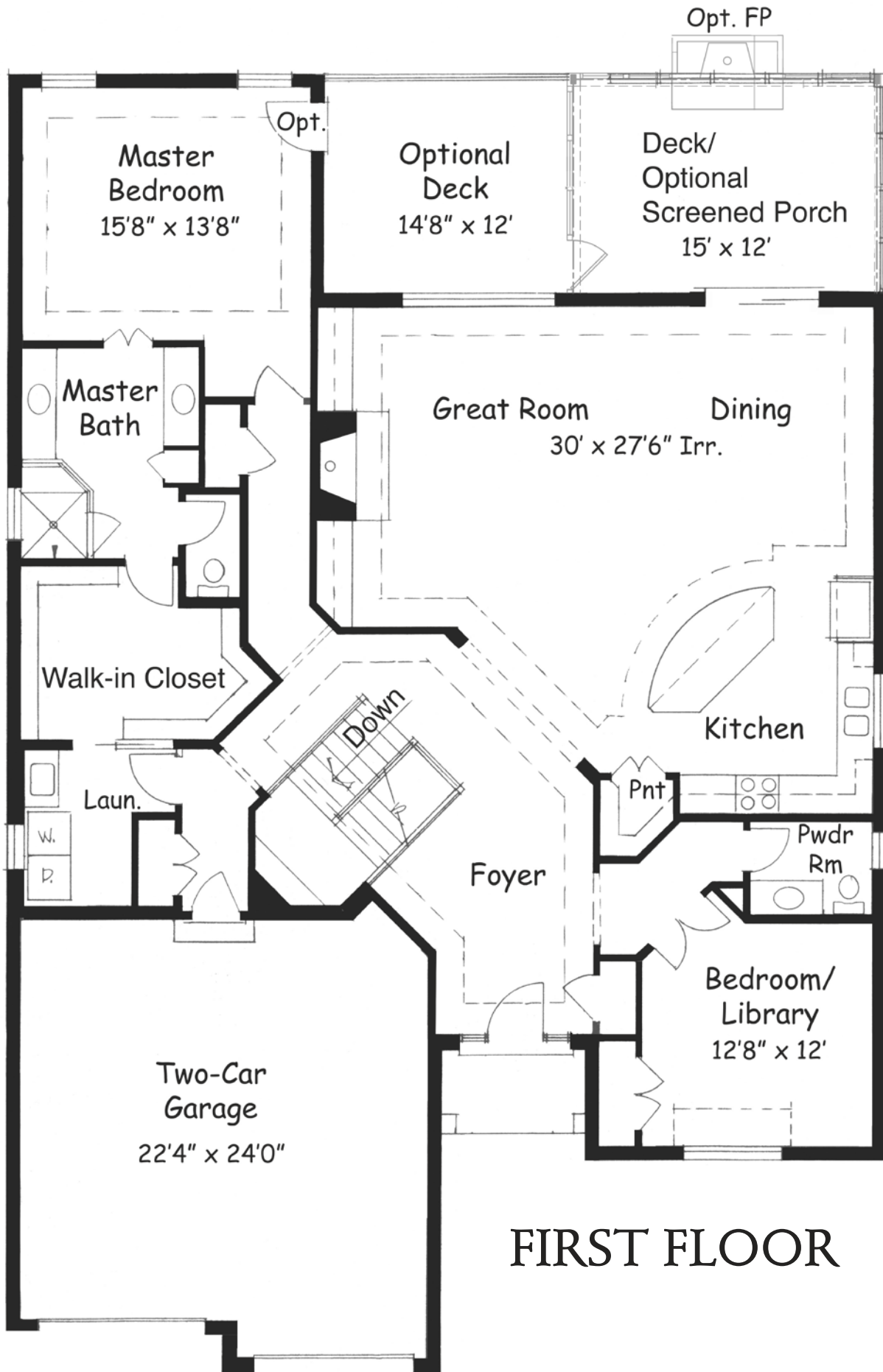
Tray Ceiling in Bedroom  
Glass Enclosed Shower with Seat  
His & Her Vanities  
Ceramic Tile Bath Floors and Shower  
Oversized Master Closet with Private Entrance to Laundry Room

#### Secondary Living Areas

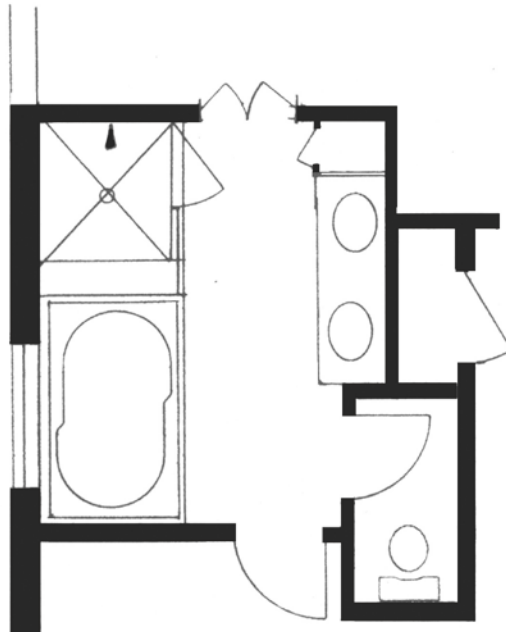
Rear deck with low maintenance decking and prefinished railings  
Nine Foot Ceilings on Main Floor  
Nominal 9' Ceilings in Lower Level

### STILLBROOKE AMENITIES

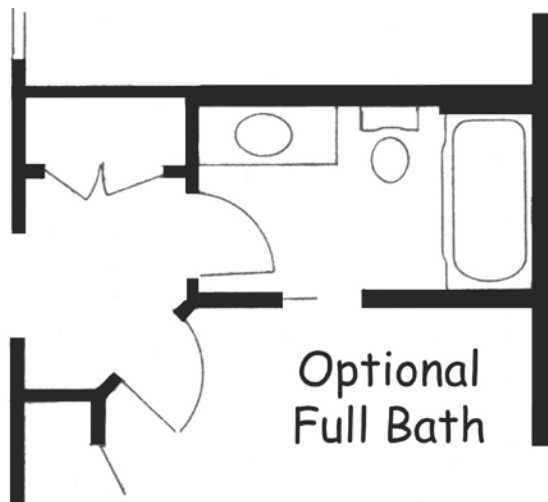
Pella Low Maintenance Wood/Clad Windows (Low E Argon Filled)  
Prefinished Gutters  
Professional Landscaping Package (Sod at Front and Sides)  
Sprinkler System at Front and Sides  
Oversized Mouldings and Custom Detailing  
Limited Lifetime Dimensional Shingles  
Oak Hardwood Flooring in Foyer, Hall, Powder Room & Kitchen  
Ceramic Tile in all Full Baths  
High Efficiency Gas Furnace with A/C  
Gas Water Heater  
Covered Front Porch with Exposed Aggregate Finish  
Gas Fireplace with Custom Designed Mantle  
Enjoy the Stillbrooke Villa Lifestyle that includes Snow Removal, Lawn and Landscaping Maintenance



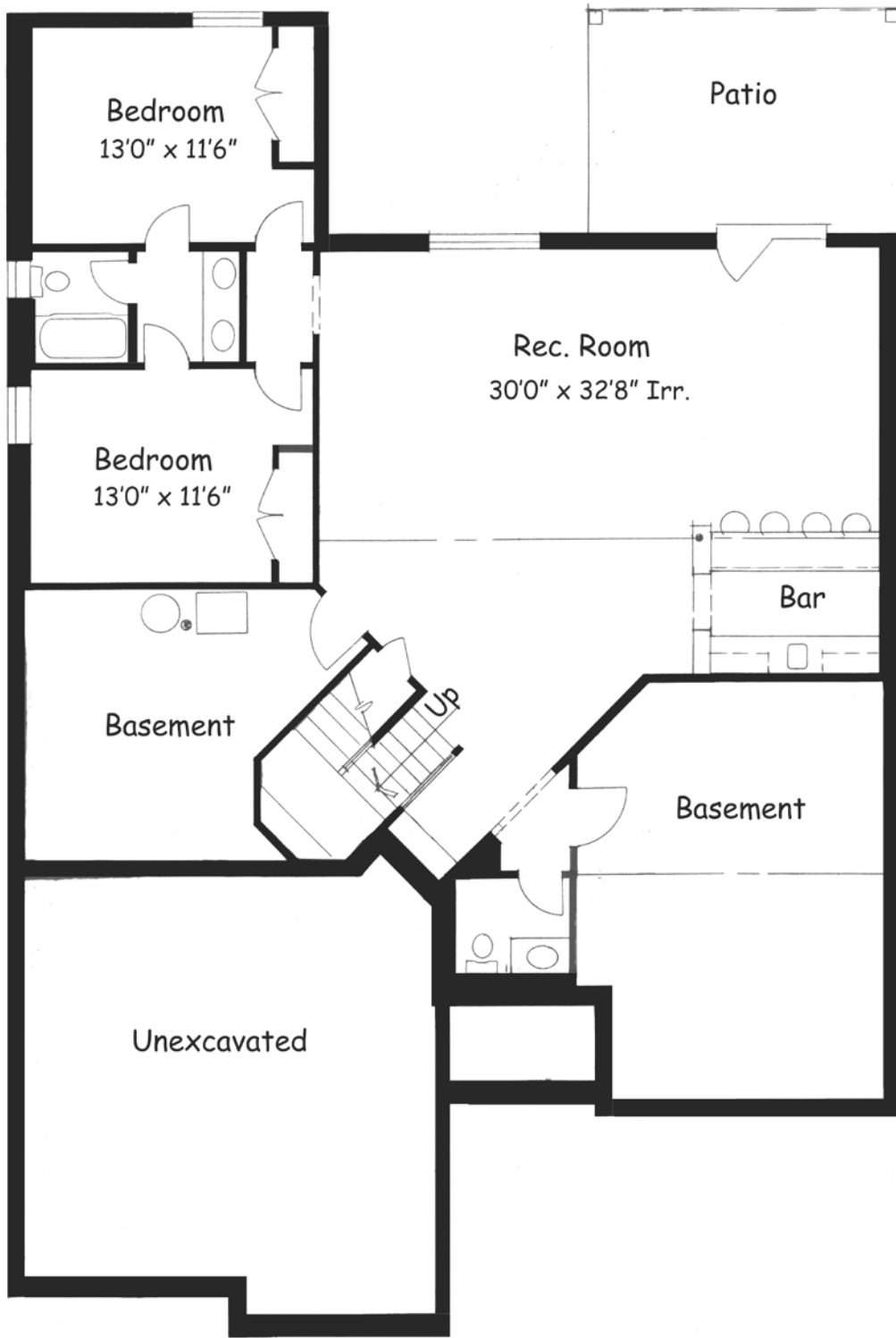
# FIRST FLOOR



## OPTIONAL MASTER BATH



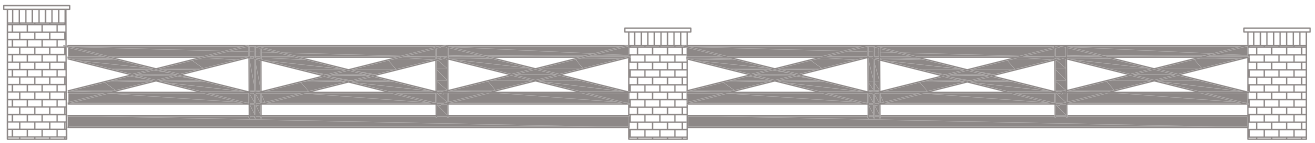
## OPTIONAL FULL BATH



## OPTIONAL LOWER LEVEL



# The Ashbrooke



## FLOOR PLAN

2,115 Square Feet

First Floor ..... 2,115 sf

Lower Level Option ..... 1,316 sf

# Ashley

859.341.0050

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This floor plan is for illustration only. The builder reserves the right to revise designs and specifications. Floor plan and additional levels can be viewed larger on the inside of this brochure.