

*Village of*  
**STILLBROOKE**



**THE DANBROOKE**

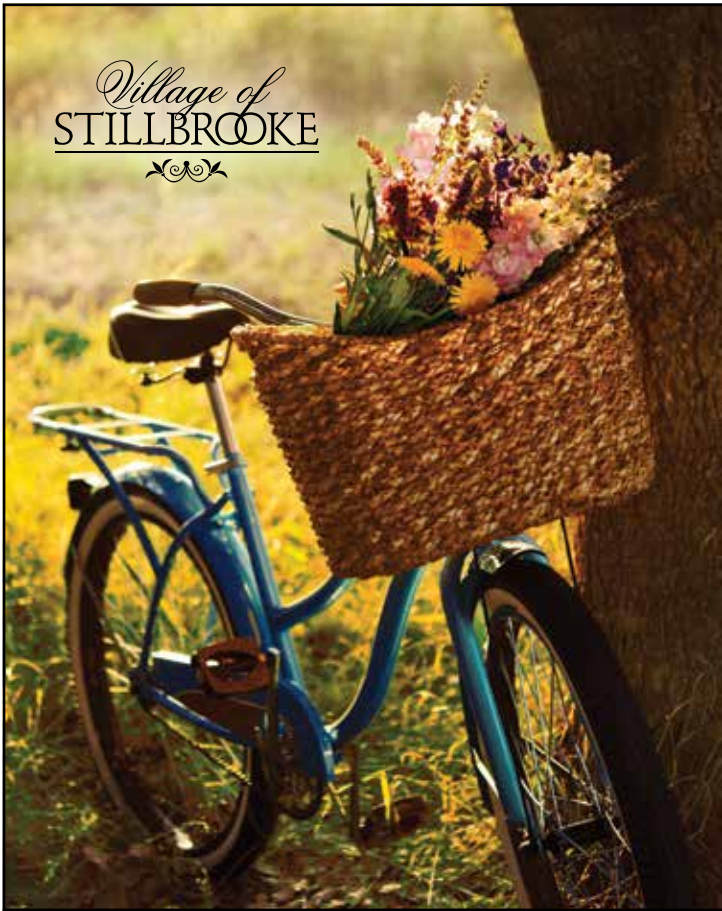


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*Dream... Visit... Plan... Live*

*Plan*  
**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

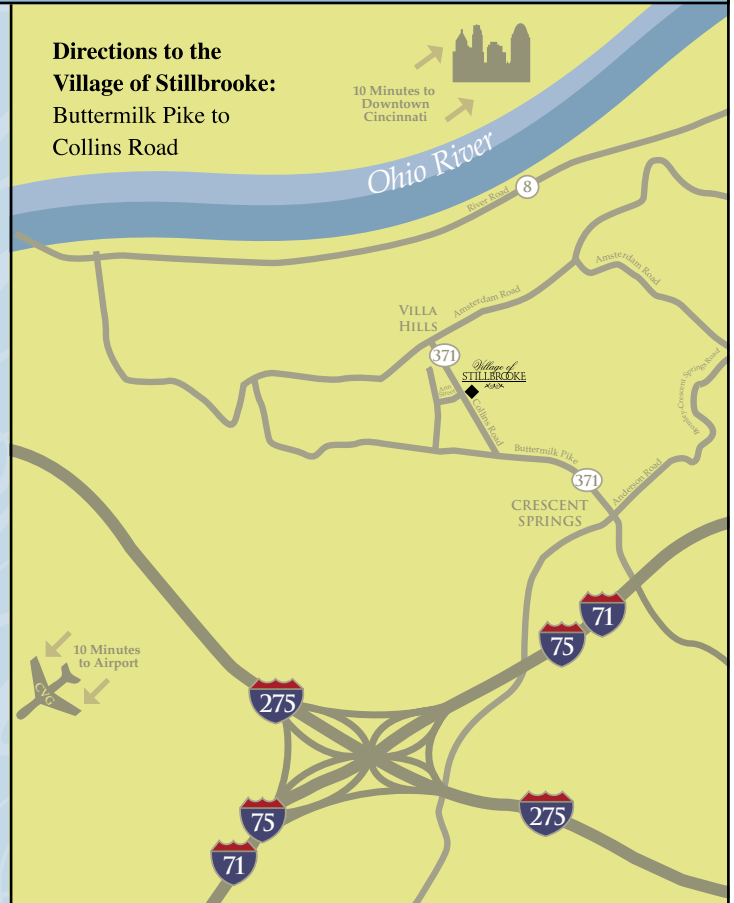
**Contact Jason Yeager**  
859.393.1460

Ashley Construction  
3005 Dixie Highway, Edgewood, KY 41017  
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





## THE DANBROOKE

The Danbrooke plan is not only large and lovely, but offers an exquisite architectural exterior with wonderful details, such as the striking covered entry. The gracious foyer and large great room feature sloped ceilings for an open, airy feel. The gourmet kitchen showcases stunning custom cabinets, granite countertops and stainless appliances. The angled island opens to the dining area -- the perfect space for casual or formal entertaining. The spacious master suite gives way to a large bath with his-and-her vanities, an oversized walk-in closet and a private entry into the laundry room for your everyday convenience. A beautiful library and powder room complete the first floor. The second level features two bedrooms and Jack-and-Jill bath. A large lower level offers optional living space, if desired.

### DANBROOKE FEATURES

#### Main Living Area

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

#### Gourmet Kitchen

Spacious Work Area with Island  
Beautiful Custom Cabinets and Granite Countertops  
Stainless Steel Appliance Package  
Pantry

#### Master Suite

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

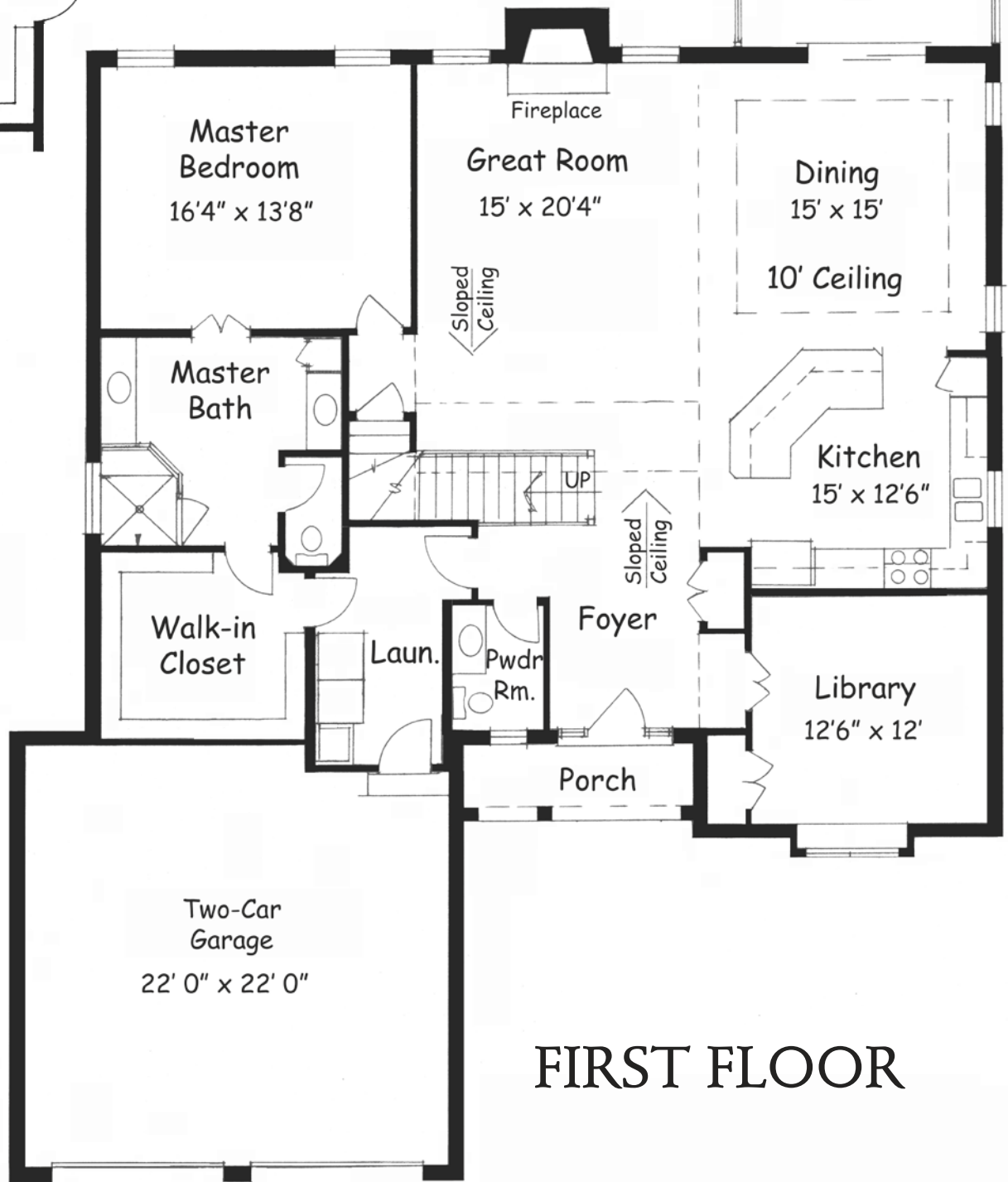
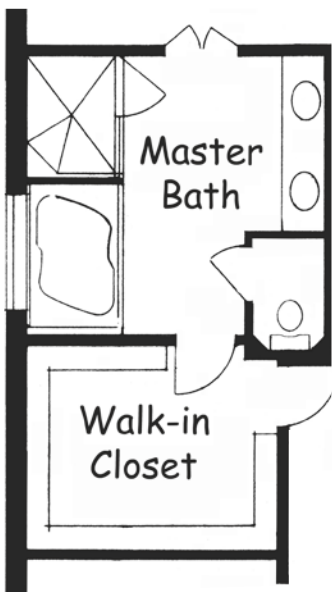
#### Secondary Living Areas

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

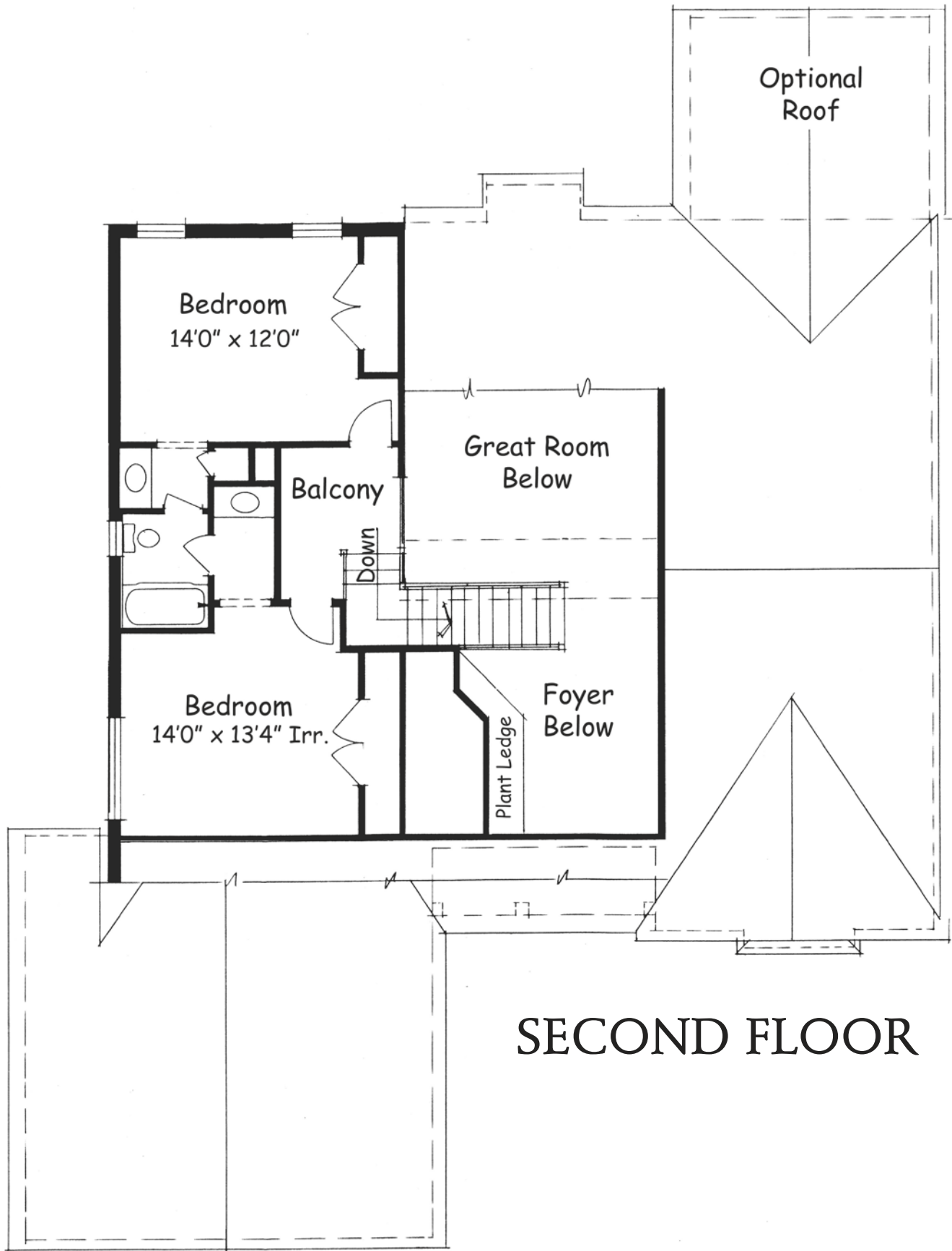
### STILLBROOKE AMENITIES

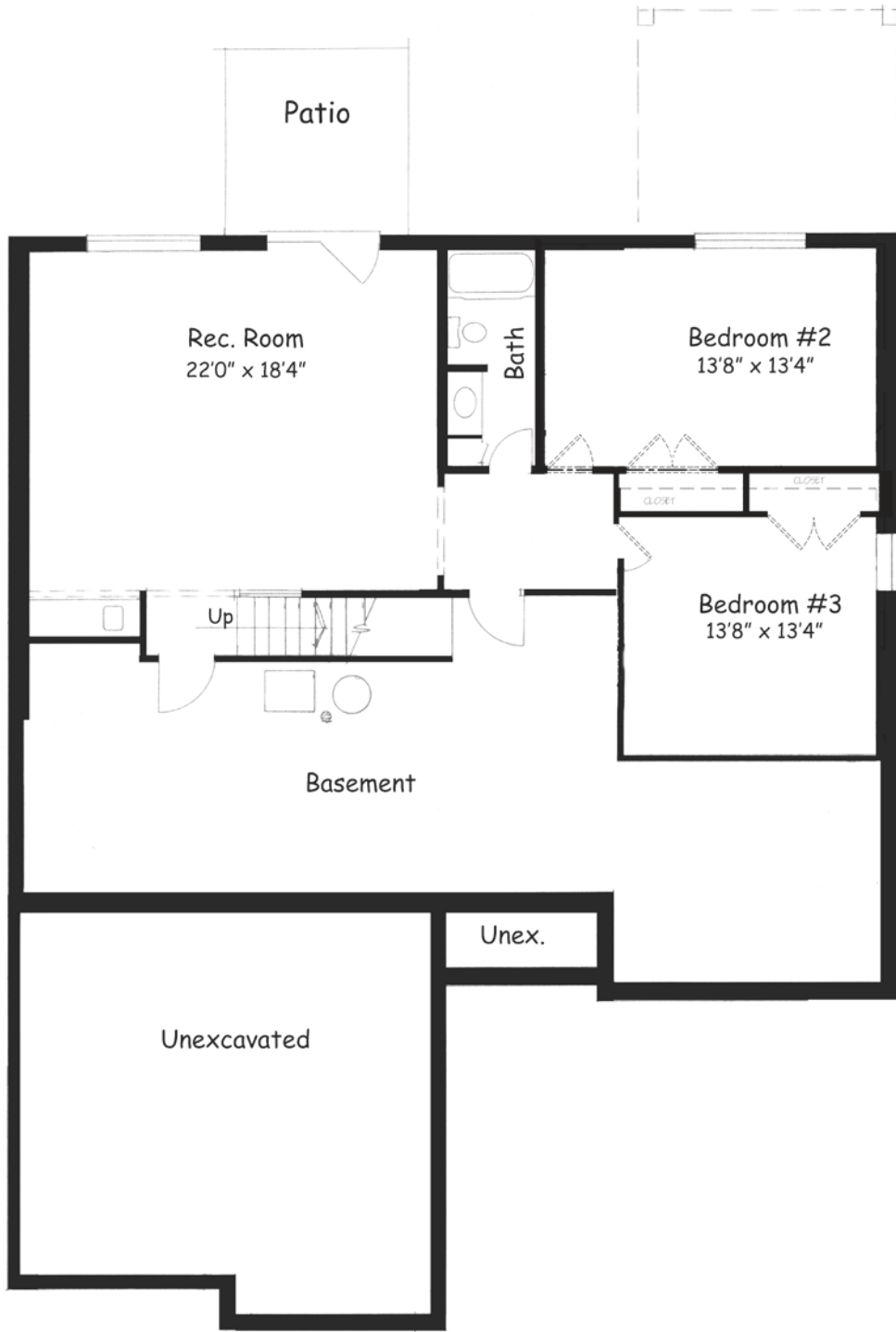
Pella Low Maintenance Wood/Clad Windows (Low E Argon Filled)  
Prefinished Gutters  
Professional Landscaping Package (Sod at Front and Sides)  
Sprinkler System at Front and Sides  
Oversized Mouldings and Custom Detailing  
Limited Lifetime Dimensional Shingles  
Oak Hardwood Flooring in Foyer, Hall, 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

# OPTIONAL MASTER BATH



# FIRST FLOOR

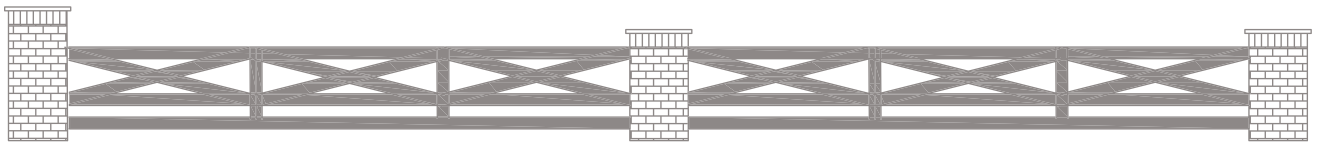




## OPTIONAL LOWER LEVEL



# The Danbrooke



## FLOOR PLAN

2,400 Square Feet

First Floor .....	1,800 sf
Second Floor.....	600 sf
Lower Level Option .....	986 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.