

C-5-01  
CR-26-01

**ZONING UPON ANNEXATION**  
**AMENDMENTS TO THE LIMITATION TEXT OF MARCH 15, 2001**  
**HENNIGAN'S GROVE, SOUTH**

15.831± ACRES OWNED BY ERNEST N. ASHTON AND ALMA M. ASHTON AND  
LOCATED NORTH OF HIBBS ROAD IN JACKSON TOWNSHIP, FRANKLIN COUNTY,  
OHIO

ANNEXATION APPROVED BY THE FRANKLIN COUNTY, OHIO,  
BOARD OF  
COUNTY COMMISSIONERS DECEMBER 6, 2000

APPLICANT: ROBERT HOWARTH, ATTORNEY FOR THE LAND OWNERS, ERNEST  
N. ASHTON AND ALMA M. ASHTON, 674 HIBBS ROAD, JACKSON TOWNSHIP,  
FRANKLIN COUNTY, OHIO

DATE OF AMENDMENTS: April 11, 2001.

The Limitation Text of March 15, 2001 shall be amended as follows:

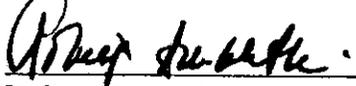
1. Paragraph 7., Elevations, delete the language of March 15th and add:

There shall be no two homes in any consecutive run of five, nor any that are directly  
across the street from each other or on either side of directly across the street from each  
other that have identical building facades.

2. Paragraph 8., Mailboxes, delete the language of March 15th and add:

Mailboxes shall be the same mailbox approved for use in Hennigan's Grove, Phase 2,  
Section 2.

Respectfully submitted,



Robert Howarth

Petitioner / Applicant

Attorney for Ernest N. & Alma M. Ashton

Christensen, Shoemaker, Winkler, Howarth & Taylor, LLP

77 E. Nationwide Blvd., 2nd Fl.

Columbus, Ohio 43215

Telephone: 614-469-0100

Telecopier: 614- 280-9675

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CITY OF GROVE CITY

**ZONING UPON ANNEXATION**

**LIMITATION TEXT**

**HENNIGAN'S GROVE, SOUTH**

15.831± ACRES OWNED BY ERNEST N. ASHTON AND ALMA M. ASHTON AND  
LOCATED NORTH OF HIBBS ROAD IN JACKSON TOWNSHIP, FRANKLIN COUNTY,  
OHIO

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N. ASHTON AND ALMA M. ASHTON, 674 HIBBS ROAD, JACKSON TOWNSHIP,  
FRANKLIN COUNTY, OHIO

DATE OF TEXT: March 15, 2001.

1. **Introduction:** The subject property consisting of 15.831 ± is currently zoned as rural residential (RR). Applicants are requesting that the property be designated a planned unit development (PUD- R) upon annexation to Grove City, Ohio.
2. **Permitted Uses:** The subject property shall be divided into two areas, an area of 10± acres and an area of 5 ± acres; to wit, 1.) the 10 acres to the north and farthest from Hibbs Road, part of which is contiguous to Hennigan's Grove, and to be known as "Hennigan's Grove, South", and 2.) the five acres to the south and closest to Hibbs Road. The site plan, submitted herewith and incorporated herein by reference, denotes the 10 acres (Hennigan's Grove, South) as "A" and the five acres as "B".

**The 10 acres designated "A" (Hennigan's Grove, South):**

A. The use of the 10 acres designated "A" on the submitted site plan shall conform to the requirements of an R-1b District as set forth by Table 1135.10-I, Residential District Requirements, as updated May 13, 1999, Planning and Zoning Code of the City of Grove City, Ohio, except as otherwise provided within the text.

B. Only home models currently offered for sale/construction in Hennigan's Grove shall be offered for sale/construction in Hennigan's Grove, South, which current home models are described in Attachment A appended hereto, except that different models than those currently offered in Hennigan's Grove may be sold /constructed in Hennigan's Grove, South if said

different models shall have minimum square footage areas of 1700 sq. ft. (single floor) and 1900 sq. ft. (all others).

The five acres designated "B": The five acres designated "B" on the submitted site plan shall have no more than one residence built thereon which shall conform to the requirements of the SF-1 District as set forth by Table 1135.10.I, Residential District Requirements, as updated May 13, 1999, Planning and Zoning Code of the City of Grove City, Ohio, except that:

A. An outbuilding of 5000 sq. ft. or less may be constructed of materials complimentary to the residences in Hennigan's Grove, South and shall conform to the SF-1 District height restrictions;

B. Harps Drive (Please see site plan.) shall be continued as a paved driveway to the single residence which may be built on said five acres; and

C. The 120 ft. interior lot width requirement at the building line shall not apply to the single residence which may be built on the five acres.

3. Landscaping: Section 1136.10, Preservation of Trees and Wooded Areas, Planning and Zoning Code of the City of Grove City, Ohio, as passed November 17, 1997, shall be followed, except that the land owners, Ernest N. and Alma M. Ashton, may remove five walnut trees presently standing on or near the northern most perimeter of the acres being annexed and zoned herein.

4. Fencing: No fence shall exceed 48 inches in height and no fence shall be constructed in the front yard setback of any home. There shall be no chain-link fence nor stockade fence in Hennigan's Grove South.

5. Lighting: Decorative street lighting shall be installed upon the completion of the construction phase of Hennigan's Grove, South and shall be similar to the street lighting in Hennigan's Grove.

6. Pools: No above-ground swimming pool shall be erected or permitted within Hennigan's Grove, South.

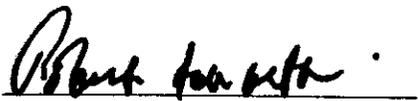
7. Elevations: No house shall be constructed which has the same elevation as the house next to it in Hennigan's Grove, South.

8. Mailboxes: Each house shall have the same style pole-mounted mail box in Hennigan's Grove, South.

9. Garages: There shall be no detached garage in Hennigan's Grove, South.

10. The limitations contained in Paragraphs 4., 6., 7., 8., and 9., above, shall be placed in the deeds of conveyance as deed restrictions covering Hennigan's Grove, South.

Respectfully submitted,



Robert Howarth

Petitioner/Applicant

Attorney for Ernest N. & Alma M. Ashton

Christensen, Shoemaker, Winkler, Howarth & Taylor, LLP

77 E. Nationwide Blvd., 2nd Fl.

Columbus, Ohio 43215

Telephone: 614-469-0100

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RESOLUTION NO. CR-26-01

A RESOLUTION TO APPROVE THE FINAL DEVELOPMENT PLAN  
FOR HENNIGAN'S GROVE SOUTH LOCATED NORTH OF HIBBS ROAD

WHEREAS, on March 27, 2001, the Planning Commission approved the final development plan for Hennigan's Grove South with the following stipulations:

1. Text will be revised to include a statement that there will be no two (2) homes in any consecutive run of five, nor any that are directly across the street from each other or on either side of directly across the street from each other that have identical building façade;
2. Mailboxes will be the same mailbox approved for use in Hennigan's Grove, Phase 2, Section 2.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the final development plan for Hennigan's Grove South located North of Hibbs Road, contingent upon the stipulations set by Planning Commission.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



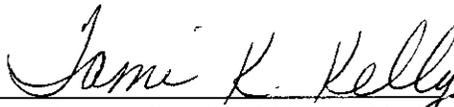
Steven M. Bennett, President of Council



Cheryl L. Grossman, Mayor

Passed: 4-16-01  
Effective: 4-16-01

Attest:



Tami K. Kelly, CMC/AAE, Clerk of Council

I Certify that this resolution  
is correct as to form.



Thomas R. Clark, Director of Law

# the Bridgeport

New England

TRADITION SERIES



This classic two-story home offers you the distinctive features found only in Dominion Homes:

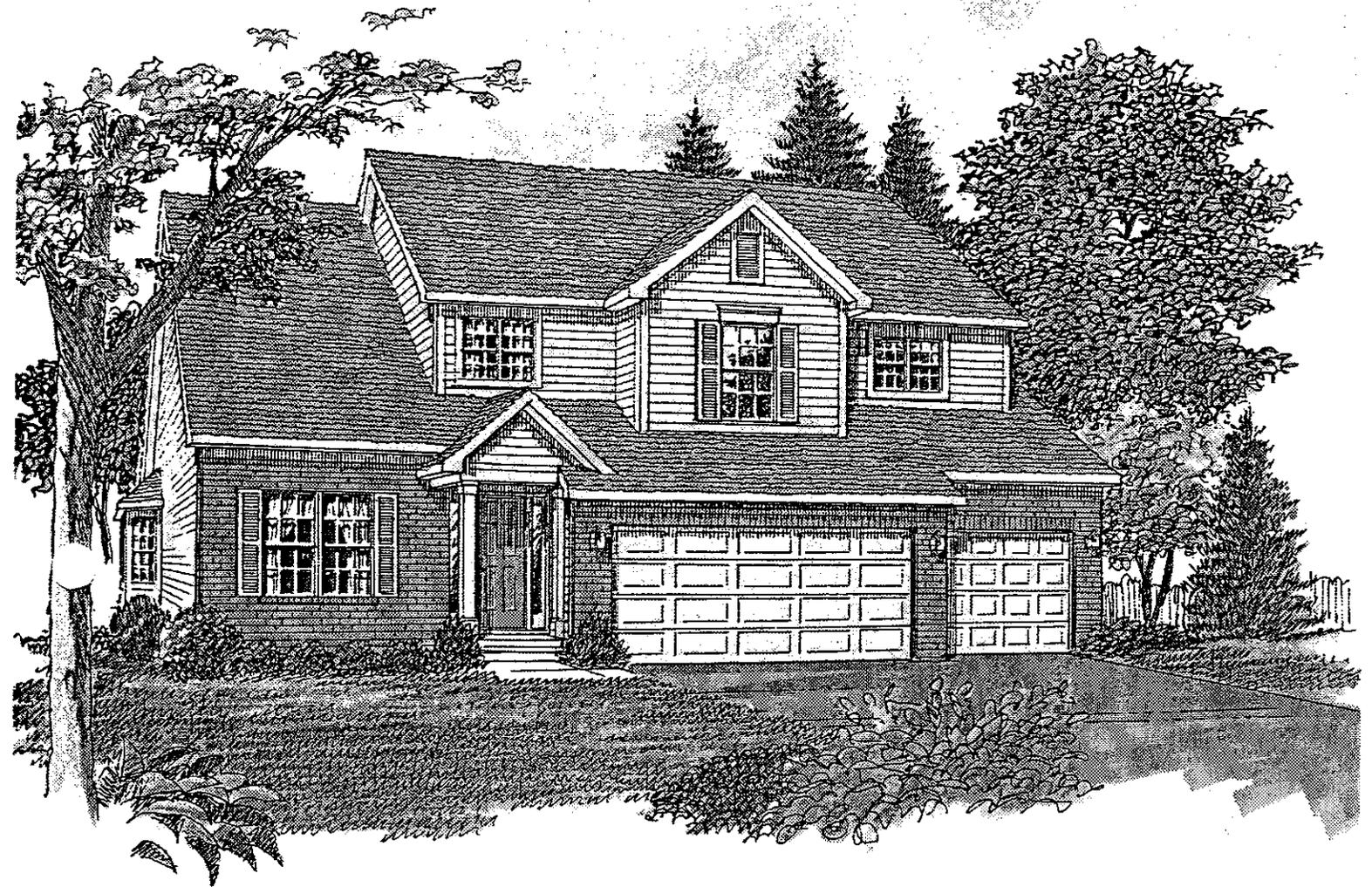
-  Open Foyer to 2nd Floor
-  Formal Living Room
-  Formal Dining Room
-  Kitchen with Breakfast Area
-  9' First Floor Ceilings
-  Family Room
-  Private 1st Floor Den
-  Superb Master Suite
-  Optional Loft  
*(overlooking family room)*
-  4 Cozy Bedrooms
-  2 1/2 Baths





# the Carmell

TRADITION SERIES



This contemporary two-story home offers you the distinctive features found only in Dominion Homes:



Luxurious Great Room  
*(with cathedral ceiling)*



Perfect 1st Floor Master Suite  
*(with studio ceiling and soaking tub)*



Formal Dining Room  
*(with cathedral ceiling)*



3 or 4 Bedrooms



Handy 1st Floor Laundry



2 1/2 Baths



Roomy Loft  
*(or optional 4th bedroom)*



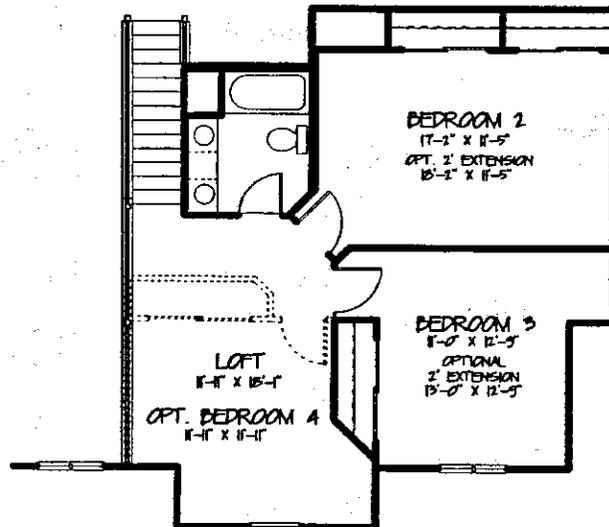
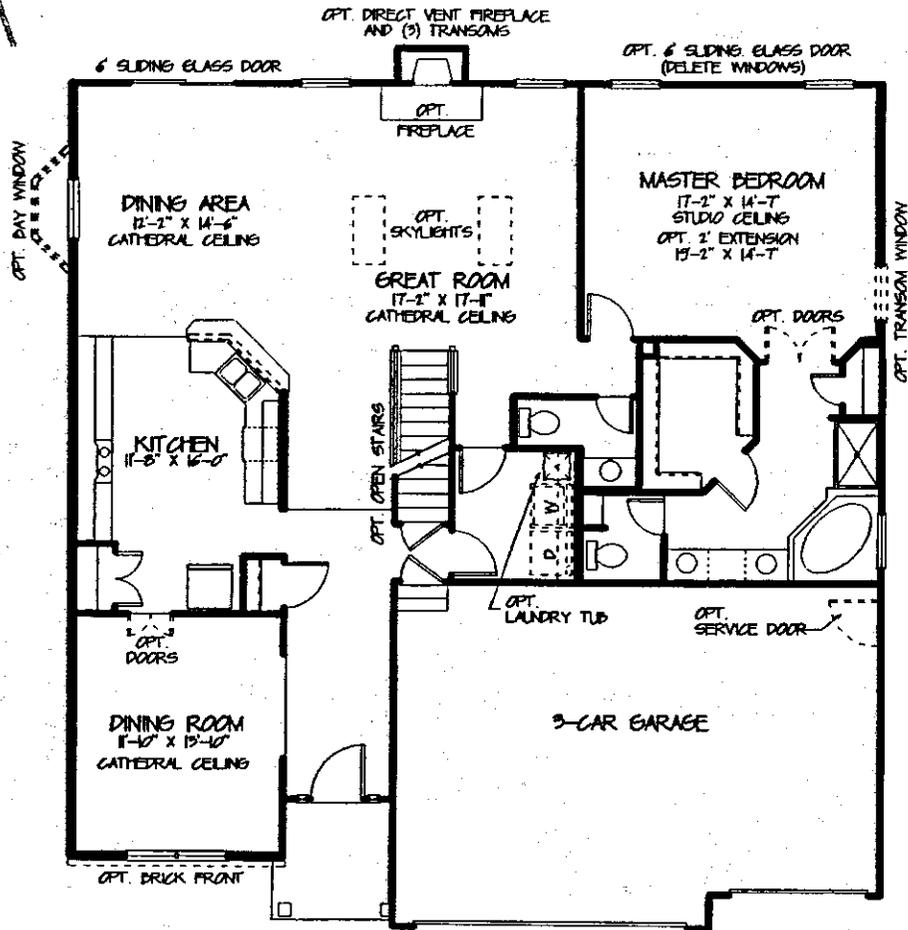
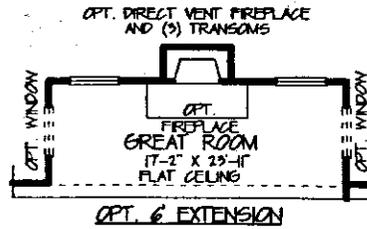
Handy Three-Car  
Garage

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# the Carmell

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# the Carrolton

New England

TRADITION SERIES



This stylish, contemporary two-story home offers you the distinctive features found only in Dominion Homes:



Perfect Great Room  
*(with cathedral ceiling)*



Stylish Dining Room  
*(with cathedral ceiling)*



Cozy Den



Spacious Loft  
*(or optional 4th bedroom)*



Convenient 1st Floor Laundry



Ultimate 1st Floor Master Bedroom  
*(with studio ceiling and soaking tub)*



3 or 4 Roomy Bedrooms



2 1/2 Baths



Two-Car Garage

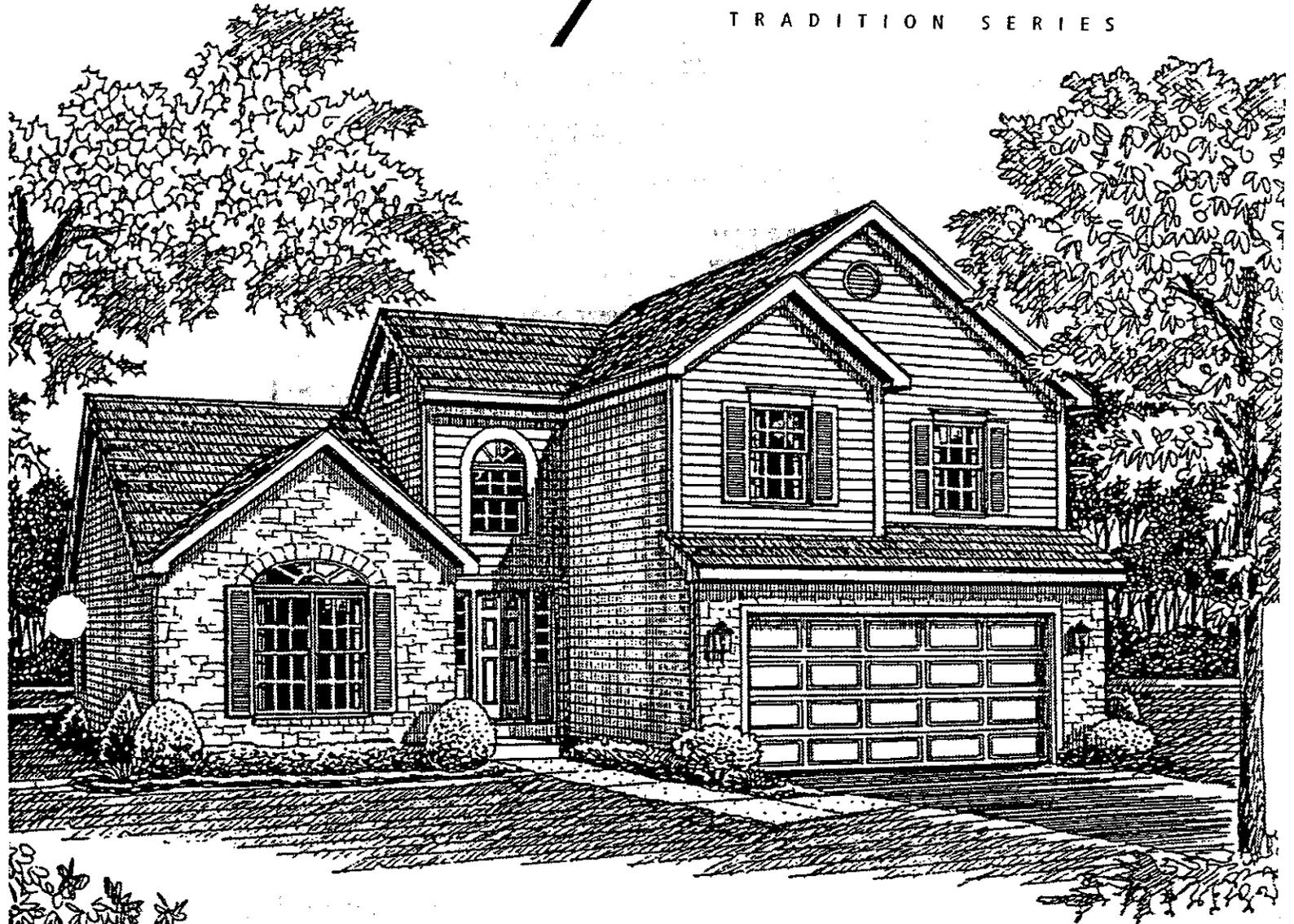


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# the Chapel Hill

TRADITION SERIES



This open, contemporary home offers you the distinctive features found only in Dominion Homes:



Great Room  
*(with cathedral ceiling)*



Family Dining Area



Formal Living Room



Grand 1st Floor Master Suite



4 Sizable Bedrooms



2 1/2 Baths



Convenient 1st Floor Laundry



Two-Car Garage

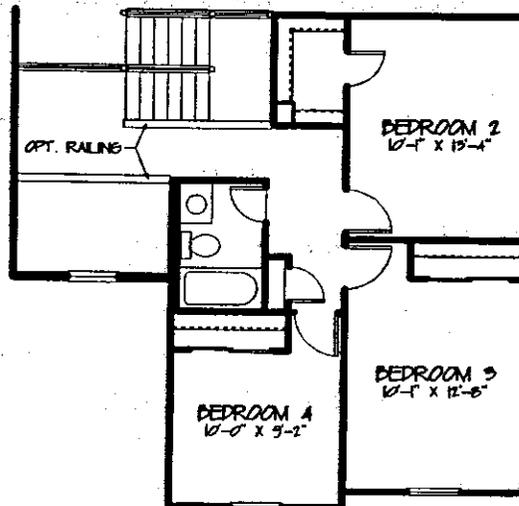
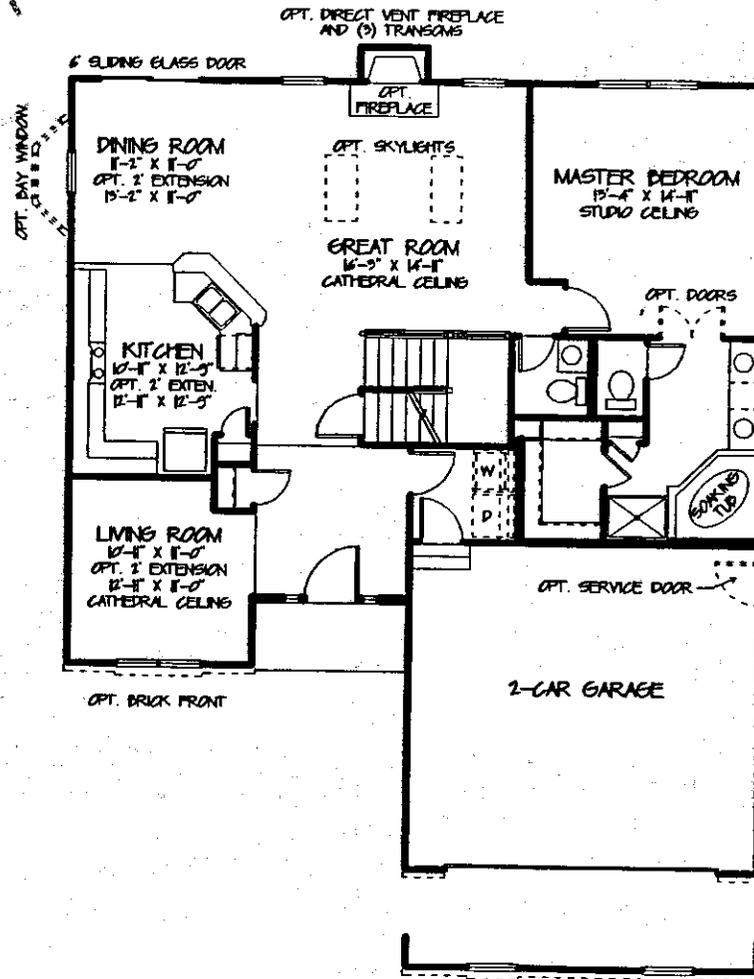
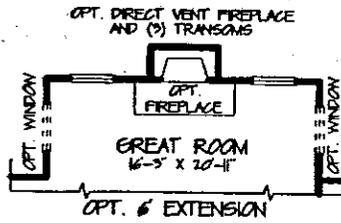


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# the Chapel Hill

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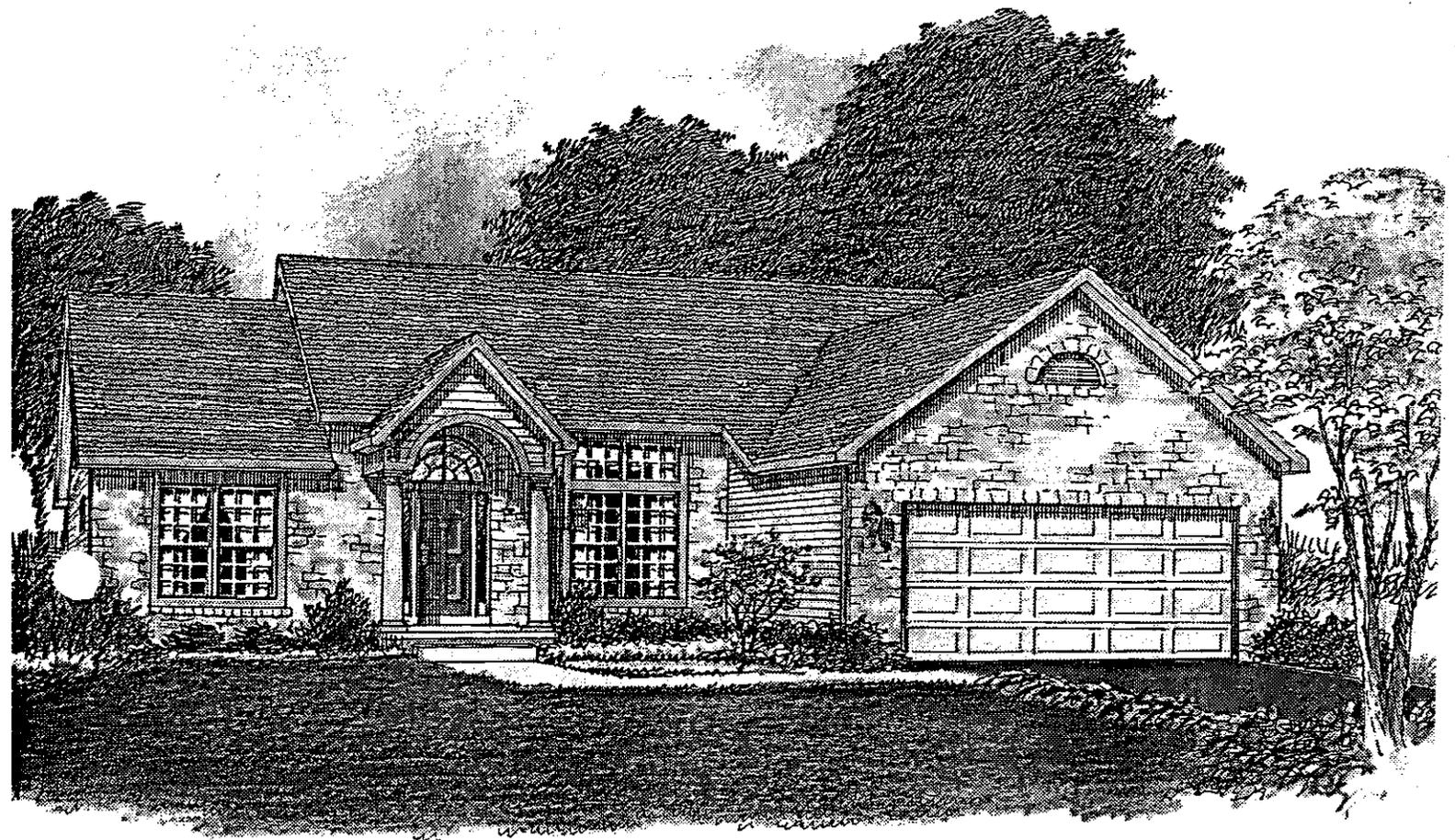
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# the Fairbourne

TRADITION SERIES



This spacious ranch home offers you the distinctive features found only in Dominion Homes:



Perfect Great Room  
*(with cathedral ceiling)*



Eat-In Breakfast Area



Open Foyer



Formal Dining Room



Optional Den



Private Master Suite



3 Roomy Bedrooms



2 Full Baths

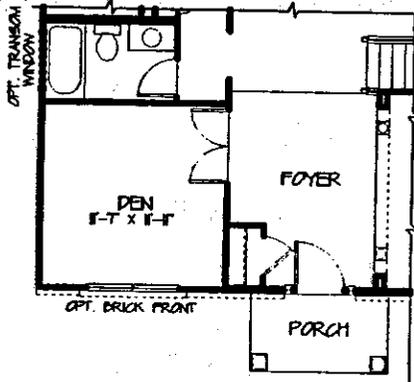
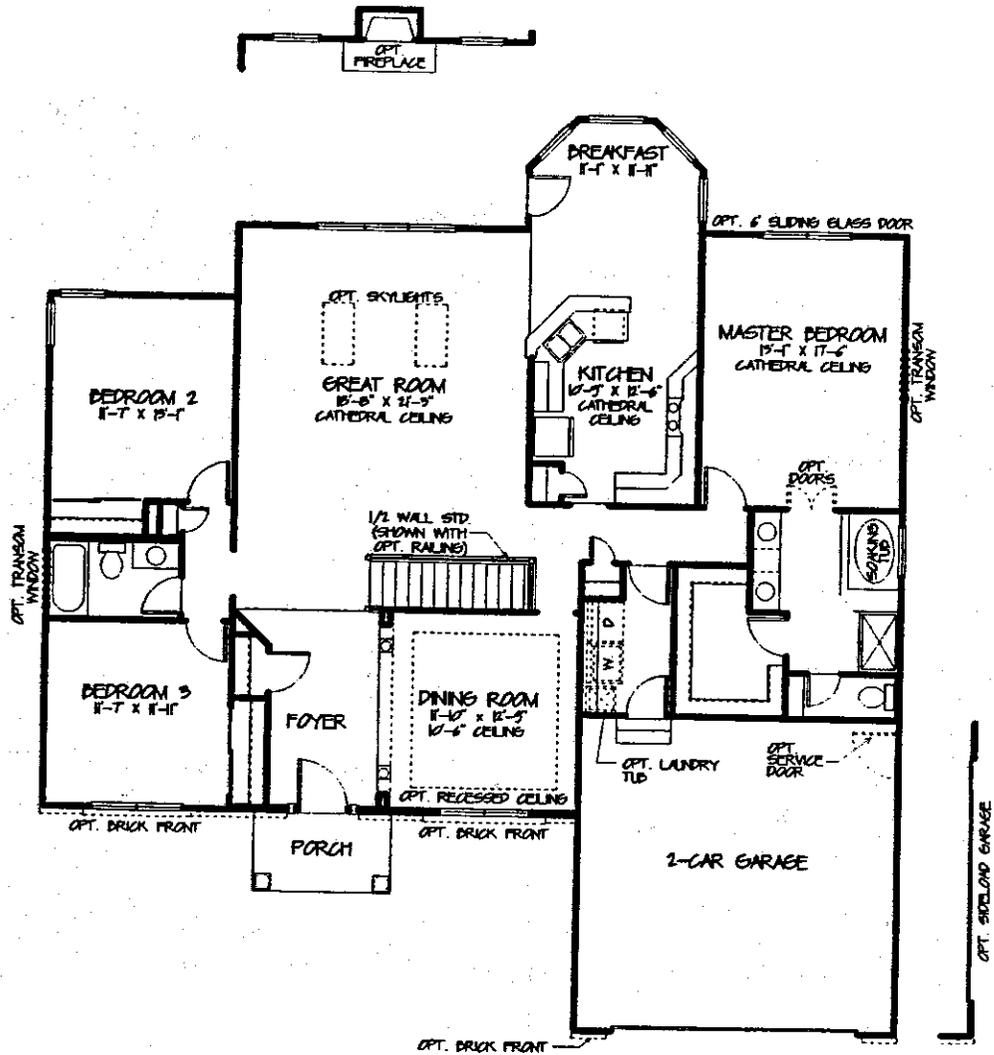


Two-Car Garage

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# the Fairbourne

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OPTIONAL DEN

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# the Franklin

TRADITION SERIES



This splendid two-story home offers you the distinctive features found only in Dominion Homes:



Formal Living Room



Formal Dining Room



Family Room  
(with sliding glass doors)



Heavenly Kitchen/  
Dinette Combo



Private Den



Spacious Master Bedroom  
(with cathedral ceiling)



Luxurious Master Bath  
(with soaking tub)



4 Bedrooms



2 1/2 Baths



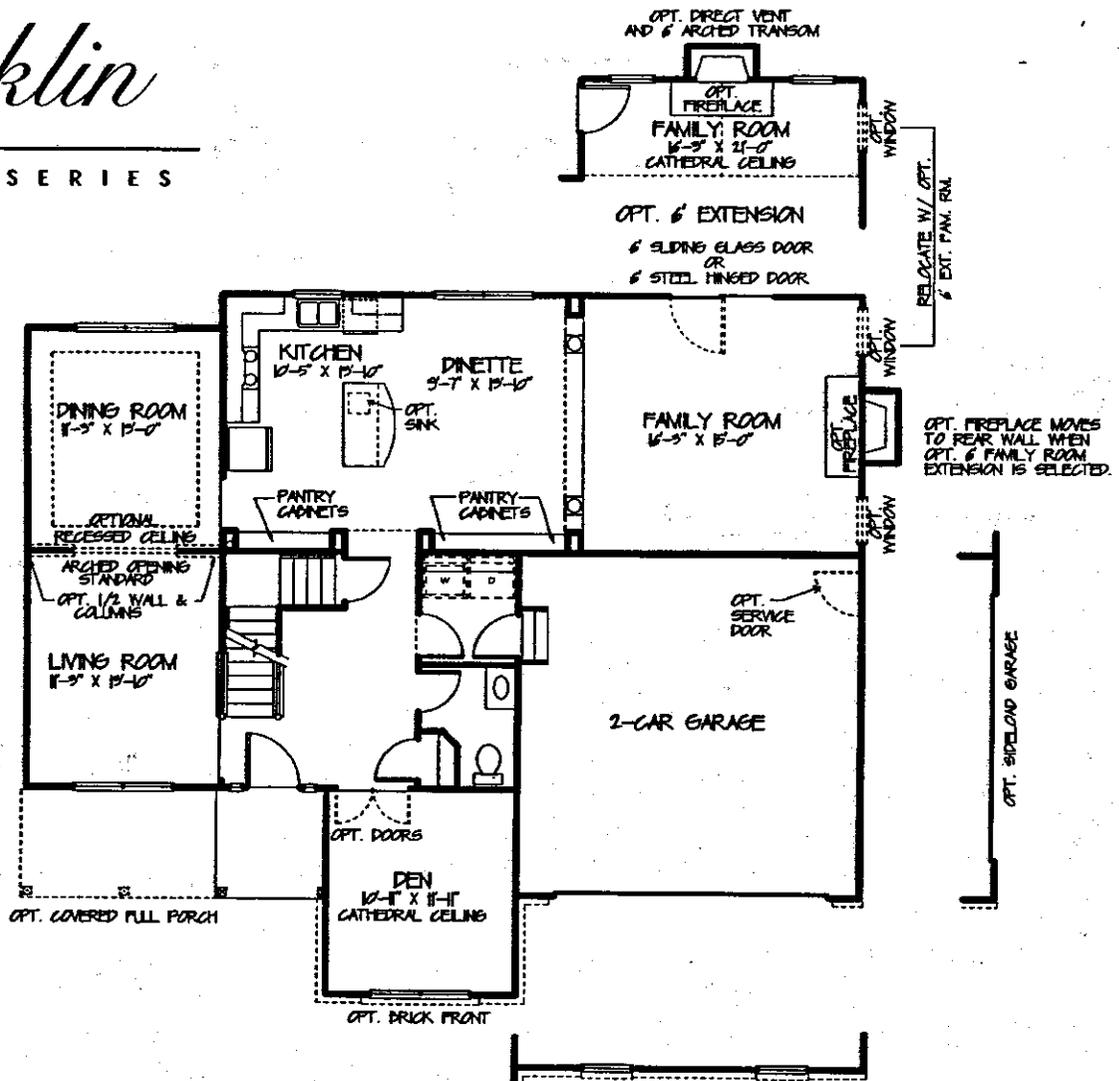
9' First Floor Ceilings



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# the Franklin

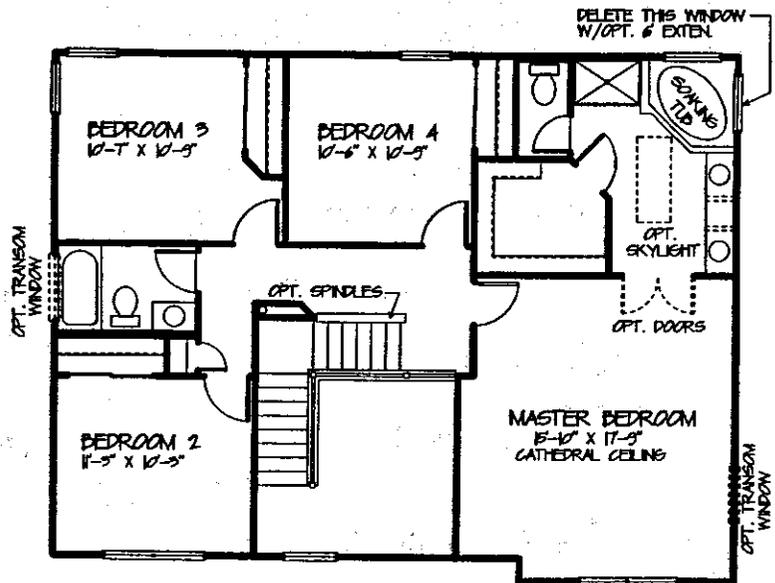
TRADITION SERIES



CHERYL BUNDY

614-500-1111

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# the Hampton

TRADITION SERIES



This formal two-story home offers you the distinctive features found only in Dominion Homes:



Perfect Great Room



Open Foyer



Formal Dining Room



Gourmet Island Kitchen



Spacious Breakfast Area



Handy 1st Floor Laundry



Luxurious Master Suite  
*(with soaking tub)*



4 Cozy Bedrooms



2 1/2 Baths



Two-Car Garage

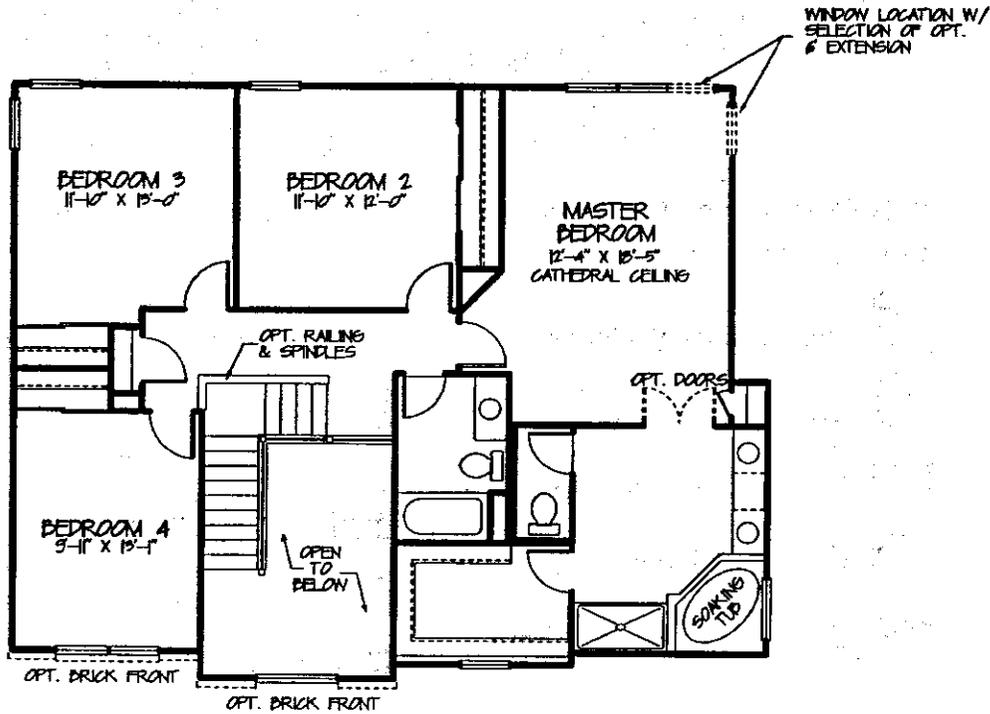
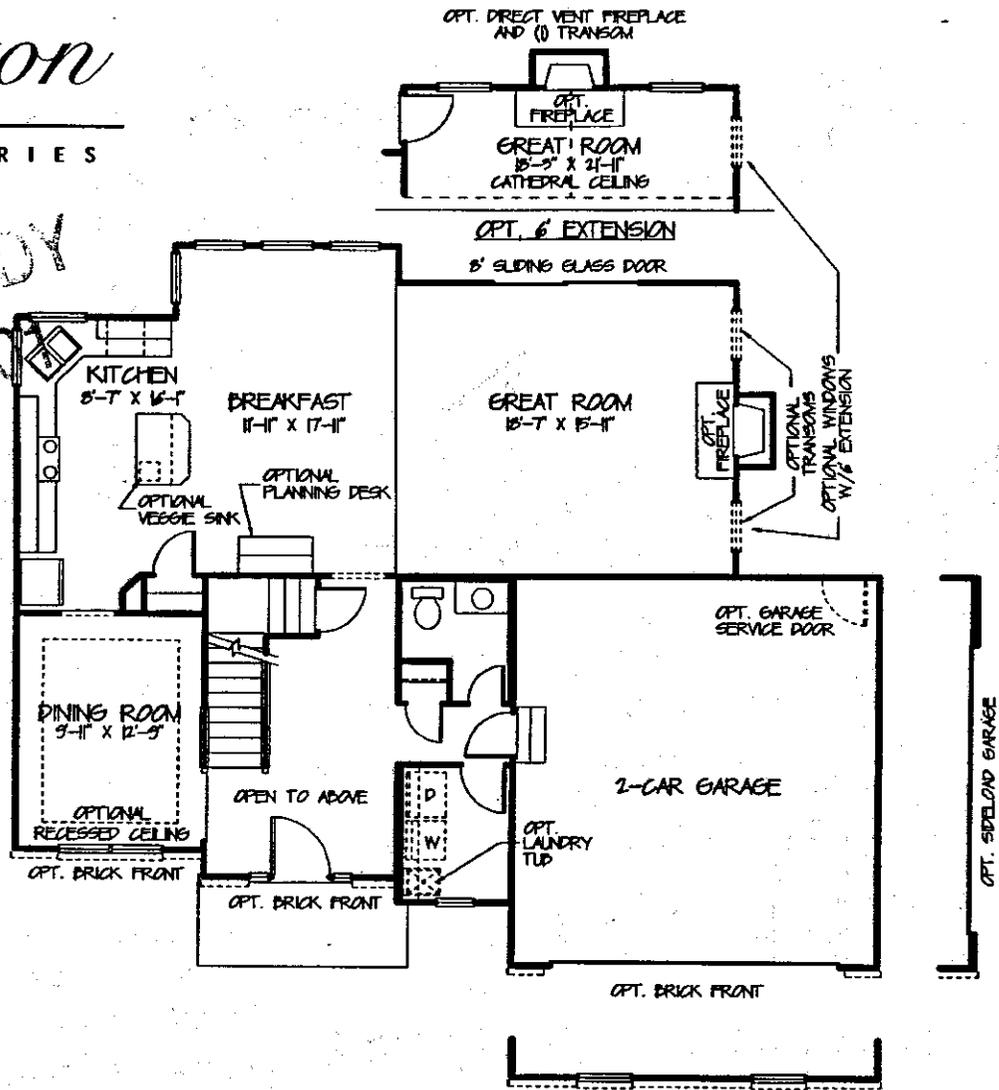


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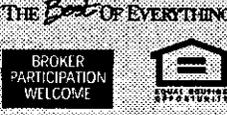
# the Hampton

TRADITION SERIES

CHERYL BUNDY  
614-533-9000



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# the Pembroke

TRADITION SERIES



This contemporary, open two-story home offers you the distinctive features found only in Dominion Homes:



Library off the Foyer



Perfect Great Room



Formal Dining Room  
(optional bay window)



Eat-In Kitchen/  
Breakfast Area



Handy 1st Floor Laundry



Spacious Loft  
(or 4th bedroom)



Luxurious Master Suite



3 Extra Bedrooms



2 1/2 Baths



Two Car Garage



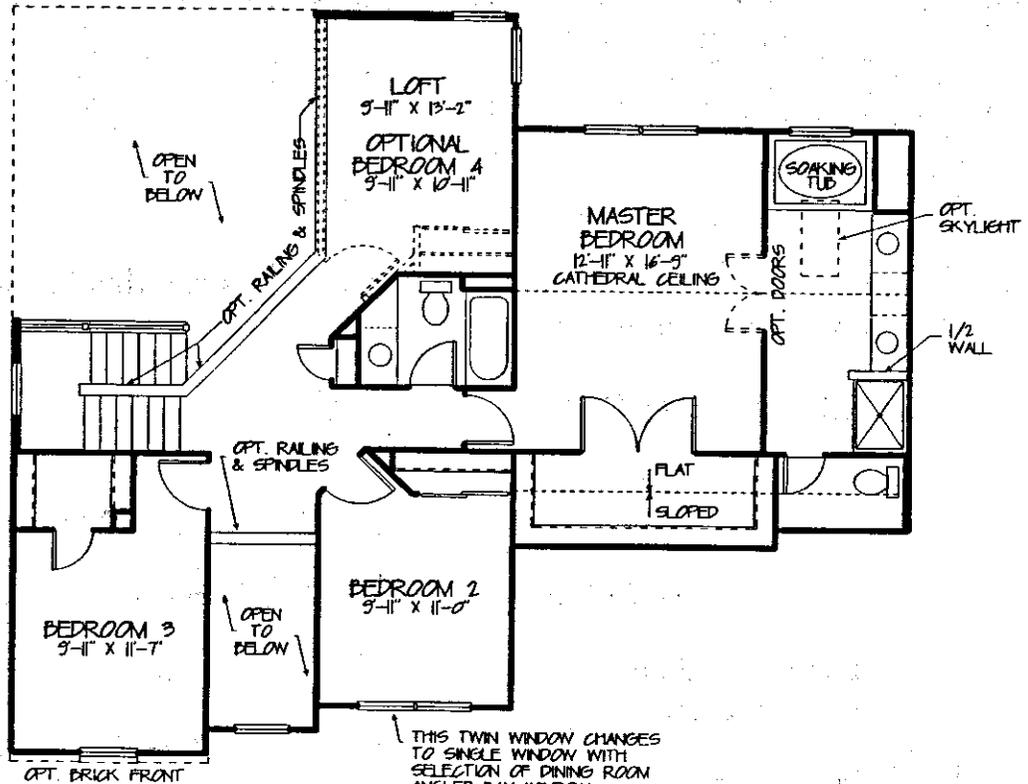
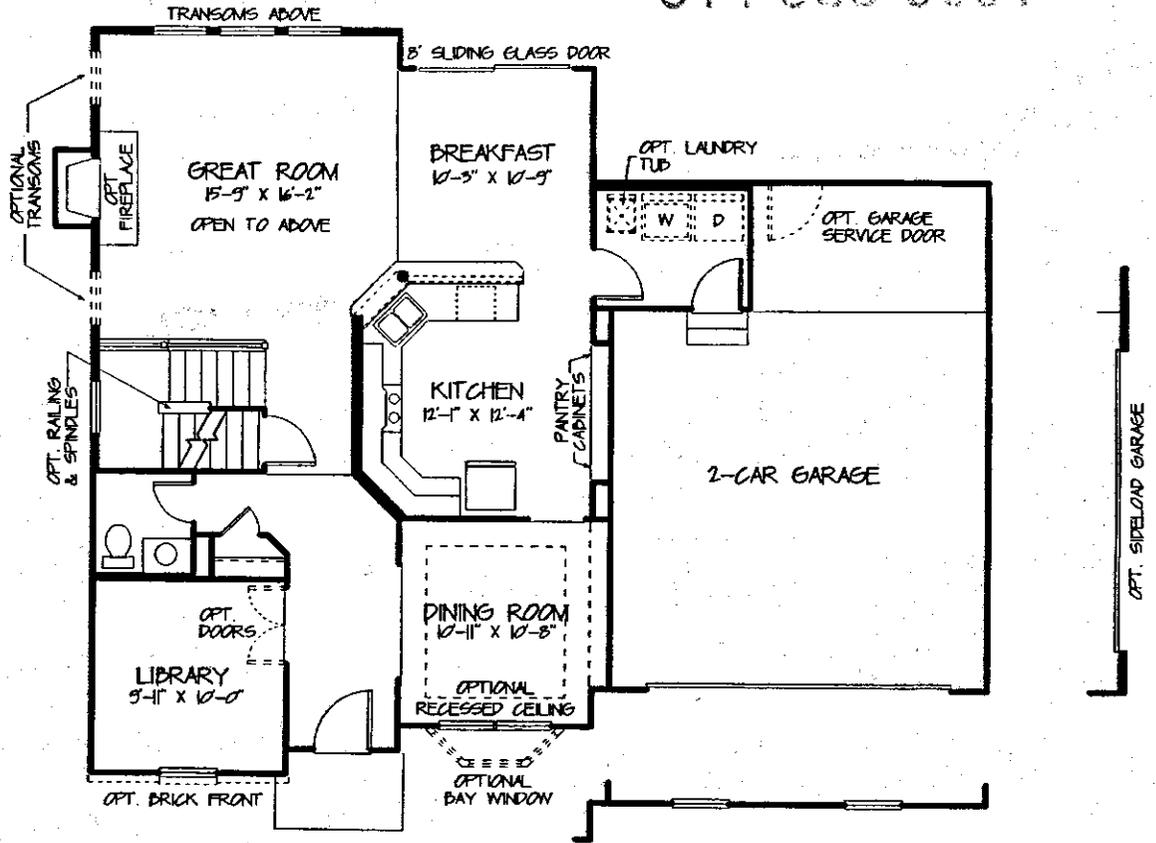
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# the Pembroke

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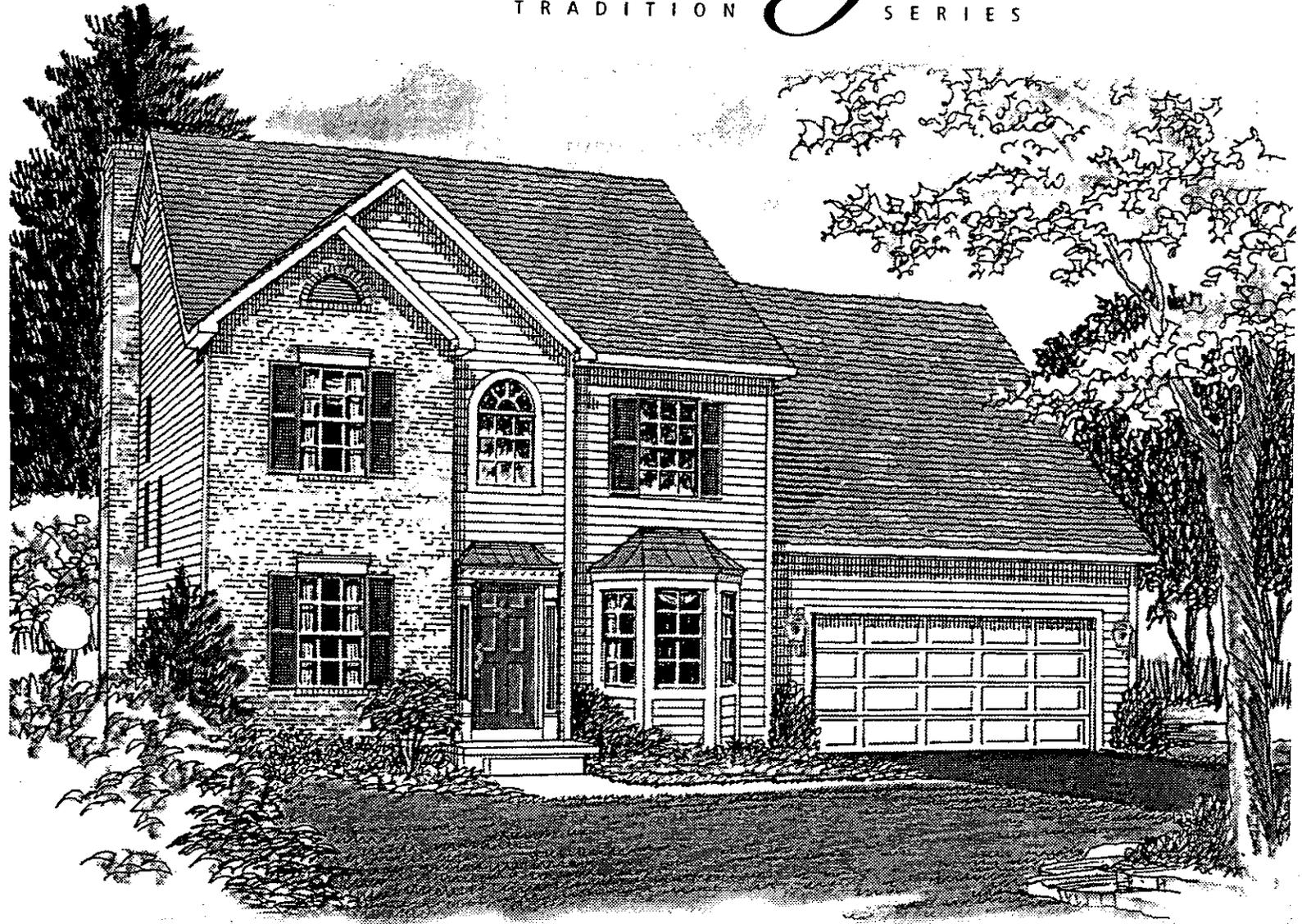
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BROKER PARTICIPATION WELCOME



# the Pennington

TRADITION SERIES



This stylish, contemporary two-story home offers you the distinctive features found only in Dominion Homes:



Spacious Great Room



Handy 1st Floor Laundry



Formal Dining Room



Luxurious Master Suite



Heavenly Kitchen/  
Breakfast Room



3 or 4 Bedrooms



Private Library



2 1/2 Baths



Spacious Loft



Optional Three-Car  
Garage



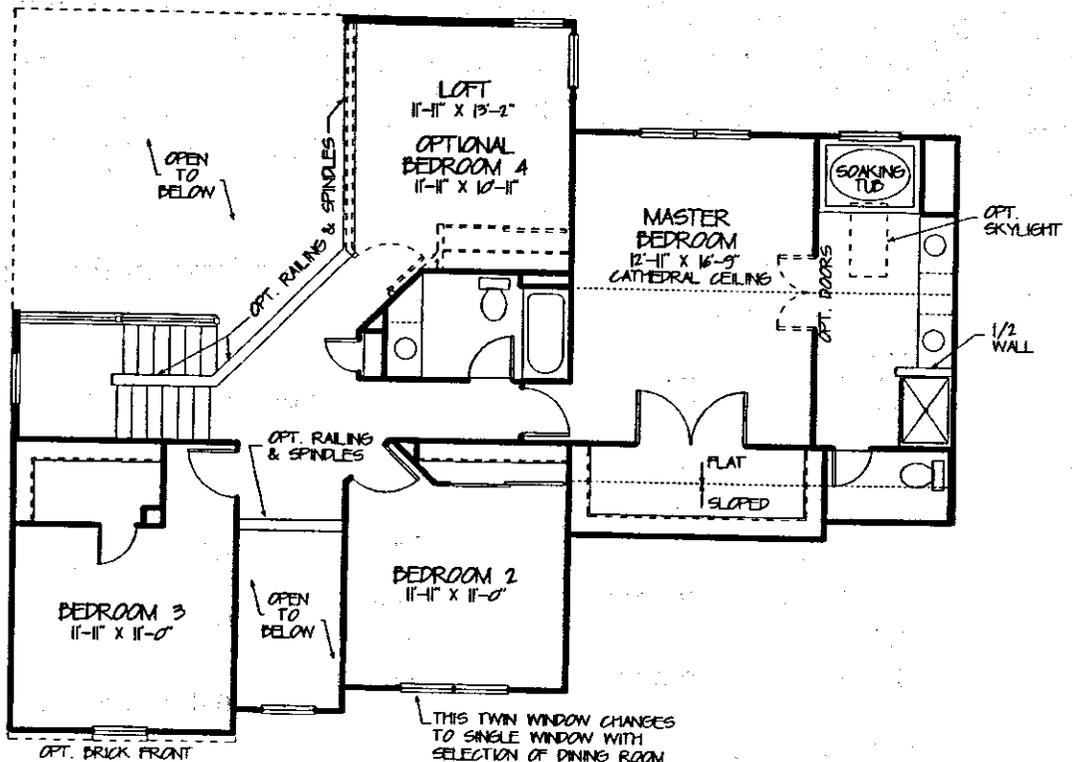
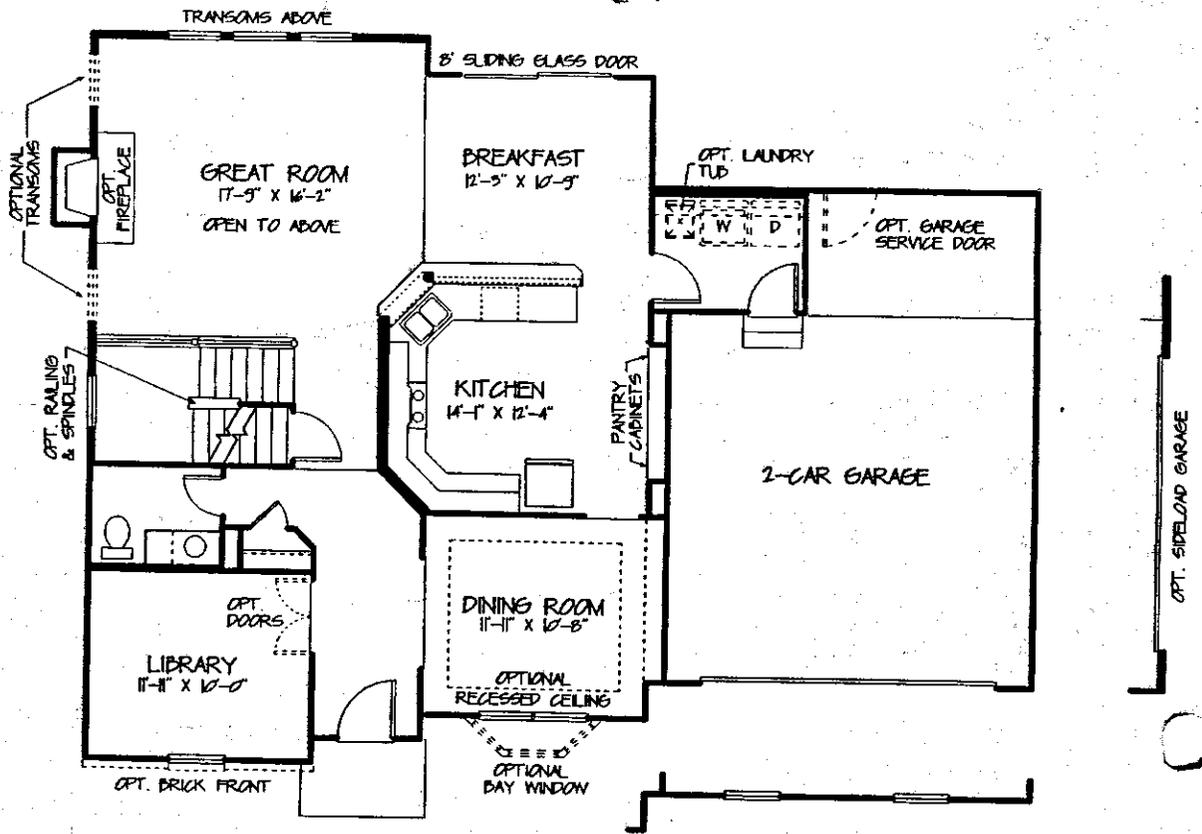
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# the Pennington

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CHEVY BUNDLY

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C-SI-230-01/00

# the Scottsdale

New Colony

TRADITION SERIES



This casual two-story home offers you the distinctive features found only in Dominion Homes:

 Arched Entryway Passage  
(from living and dining room)

 Formal Dining Room

 Eat-In Island Kitchen/  
Breakfast Room

 Family Room

 Cozy Den

 Perfect Master Suite  
(with cathedral ceiling and  
soaking tub)

 3 or 4 Bedrooms

 2 1/2 Baths

 Two-Car Garage

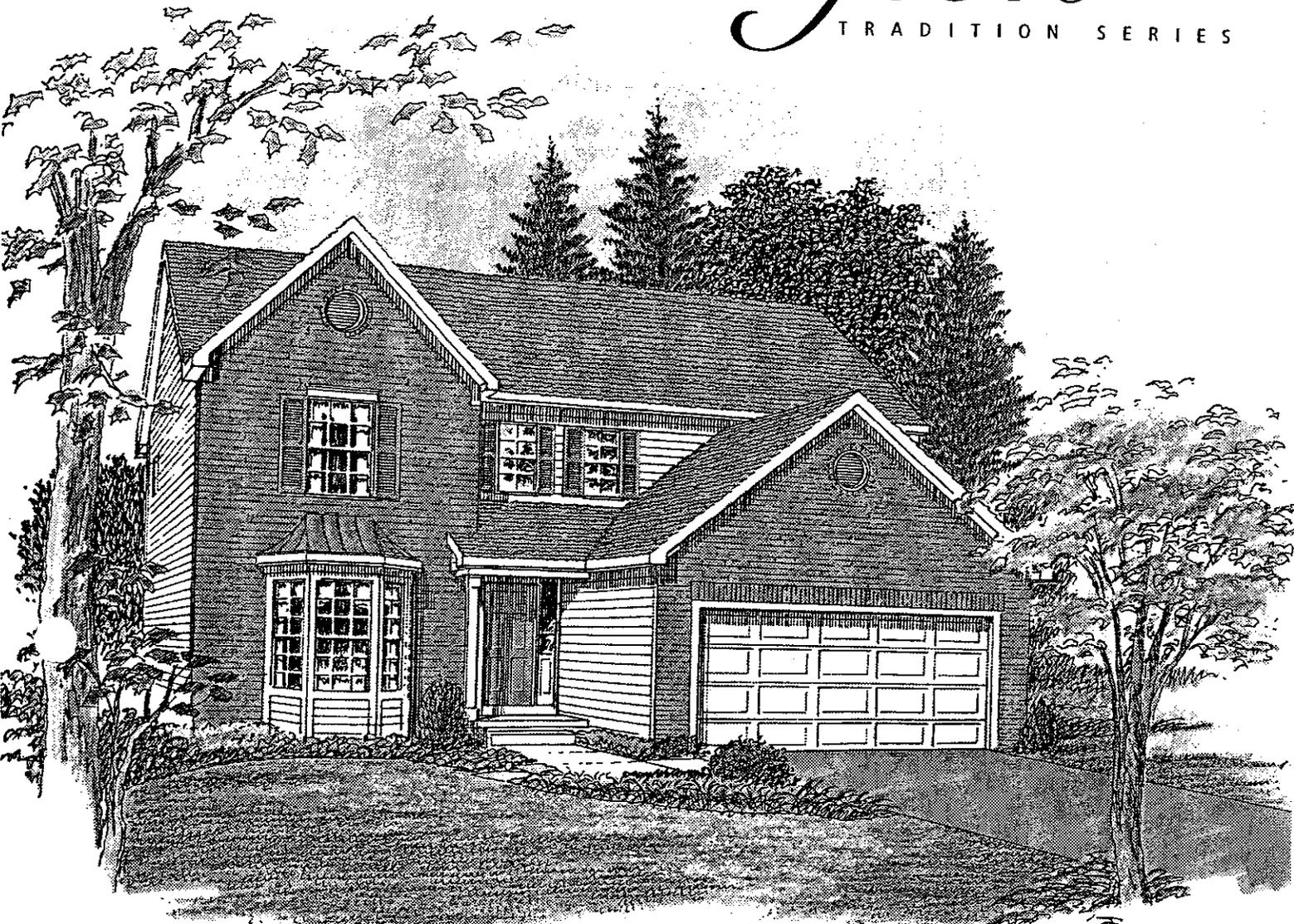


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# the Wellington

TRADITION SERIES



This elegant two-story home offers you the distinctive features found only in Dominion Homes:

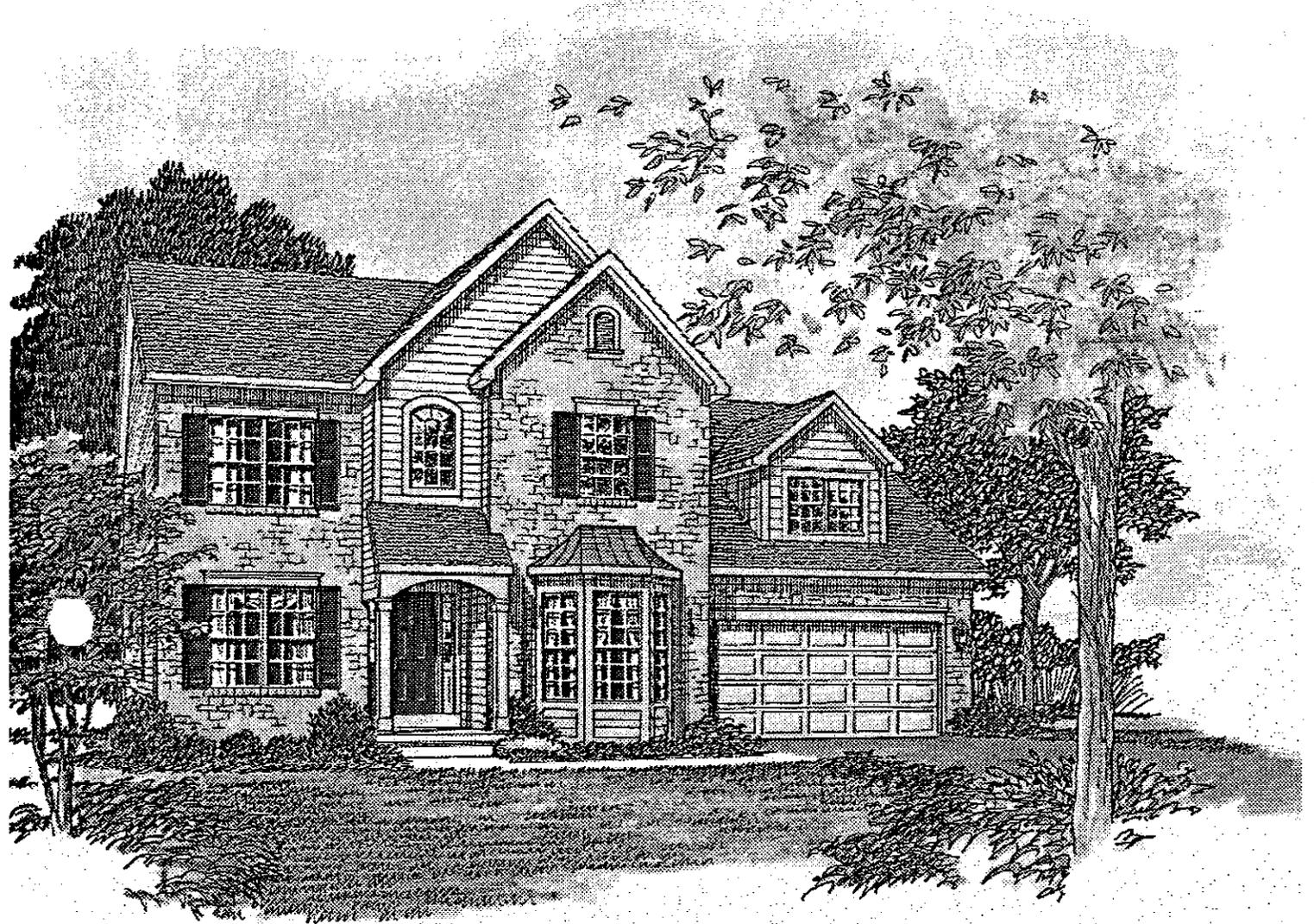
-  Sunken Family Room
-  Formal Dining Room
-  Perfect Gathering Room  
(off kitchen)
-  Open Foyer to 2nd Floor
-  Handy 1st Floor Laundry
-  Roomy Master Suite
-  4 Bedrooms
-  2 1/2 Baths

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# the Williamsburg

TRADITION SERIES



This elegant two-story home offers you the distinctive features found only in Dominion Homes:



Formal Entry



Comfortable Sitting Room



Perfect Family Room



Secluded Den



Gourmet Kitchen



Grand Master Suite



4 Bedrooms

*(with optional 5th bedroom or loft)*



9' First Floor Ceilings



2 1/2 Baths

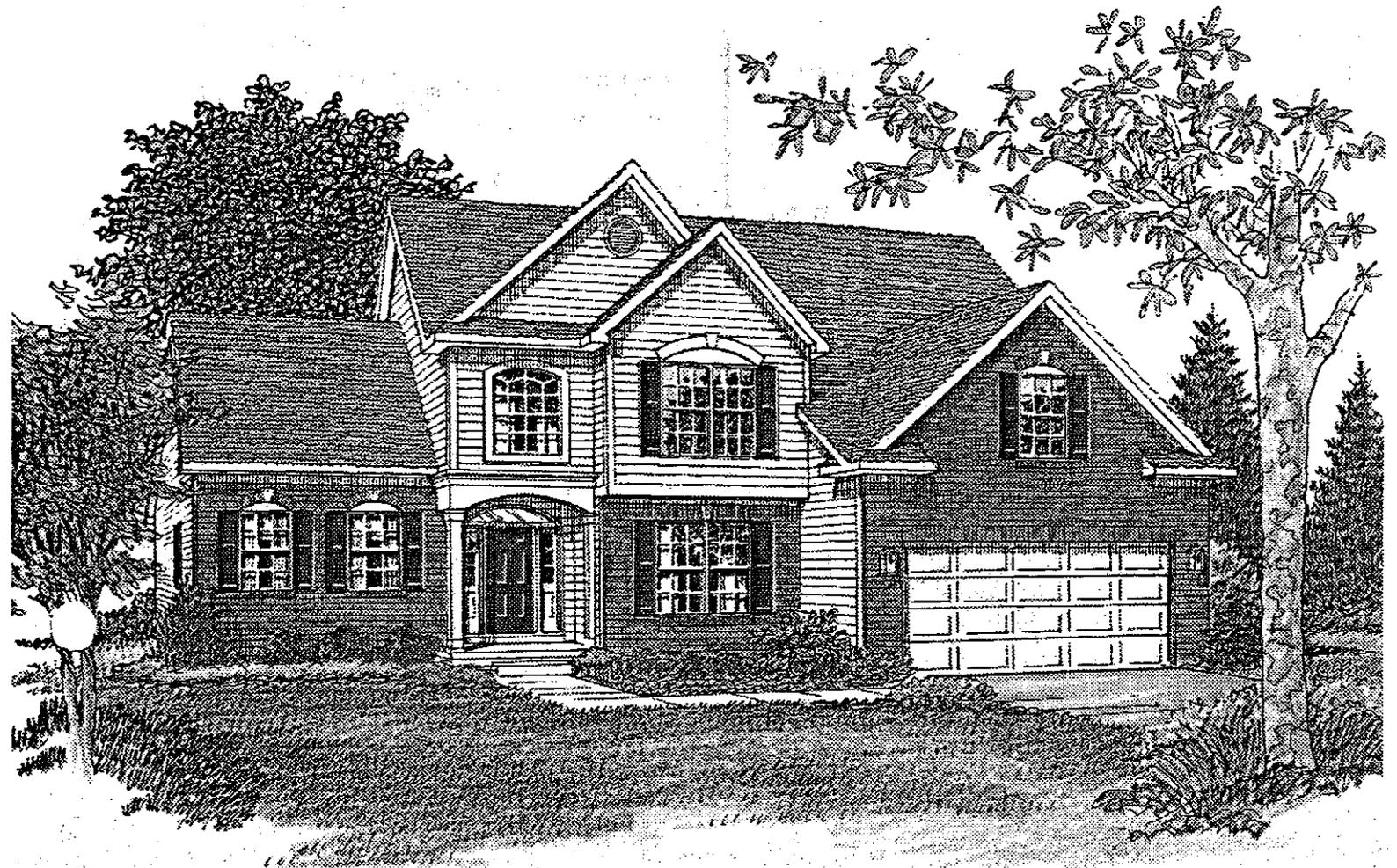


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# the Wilmington

TRADITION SERIES



This elegant two-story home offers you the distinctive features found only in Dominion Homes:



Spacious Great Room



Island Kitchen  
(with breakfast area)



Formal Dining Room



1st Floor Master Suite



3 or 4 Bedrooms  
(with optional bonus room)



Optional Loft



2 1/2 Bathrooms



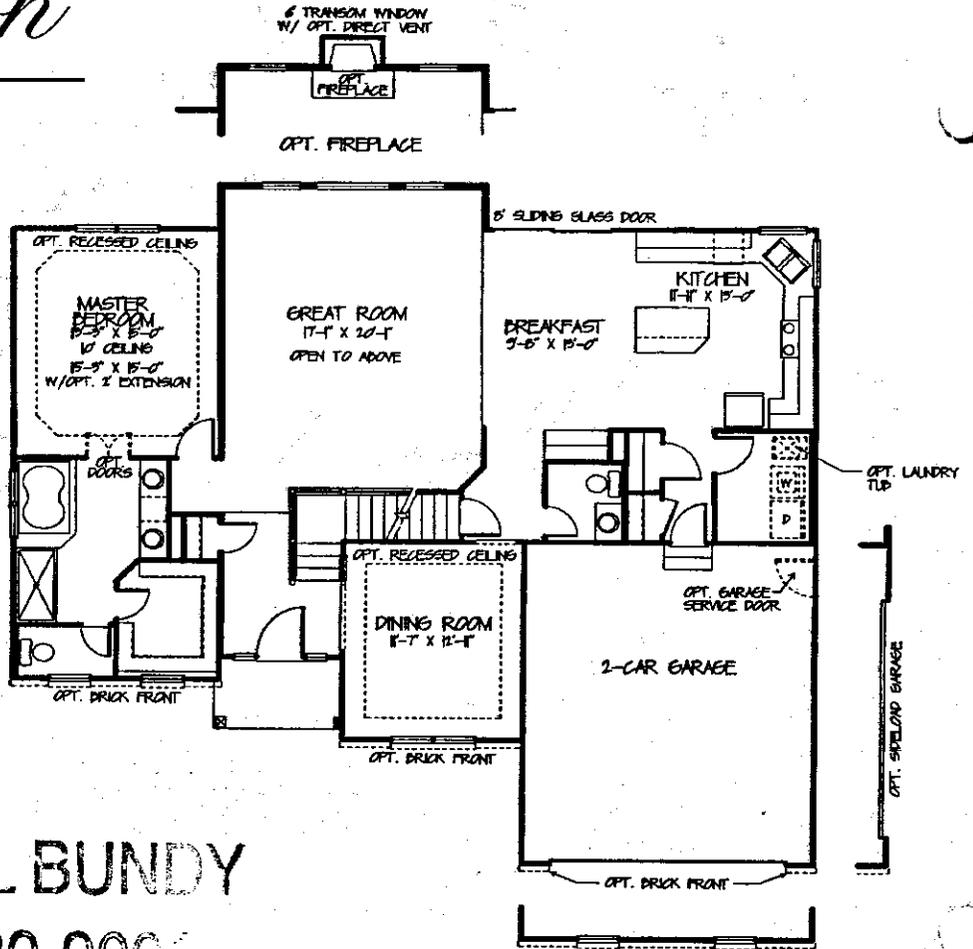
Two Car Garage

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# the Wilmington

TRADITION SERIES



CHERYL BUNDY

614-539-9000

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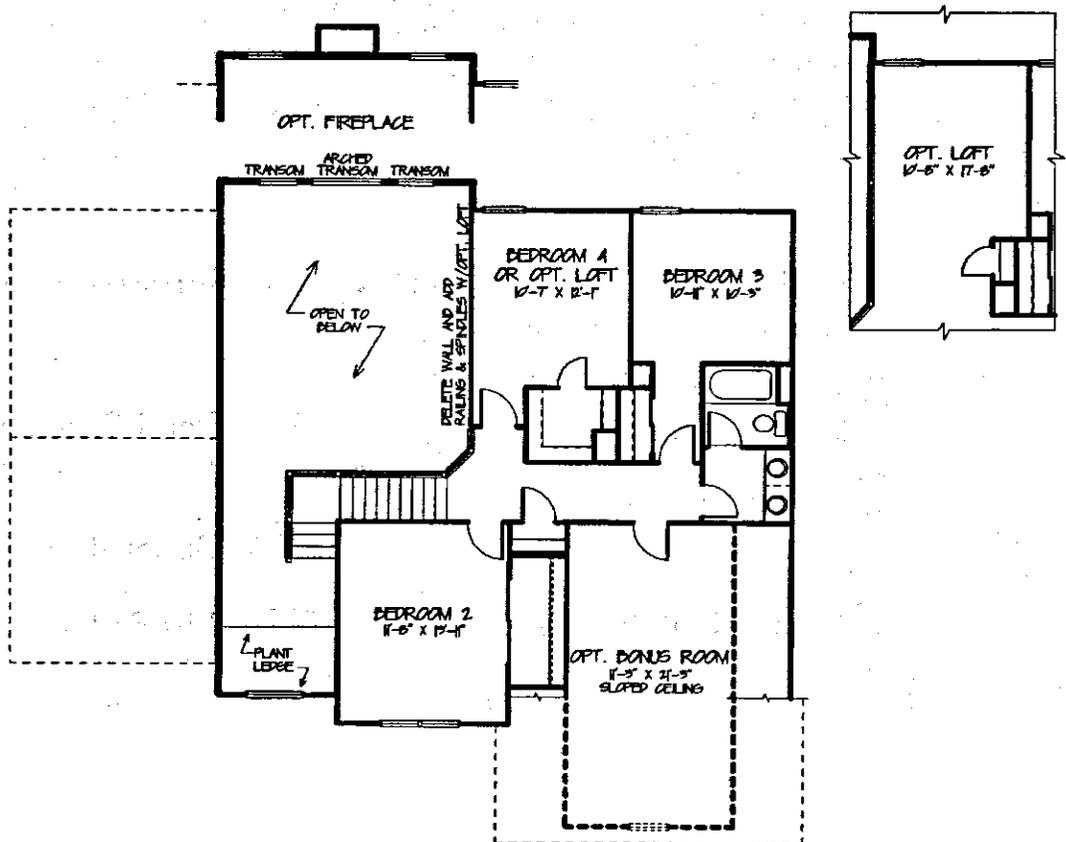


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BROKER PARTICIPATION WELCOME

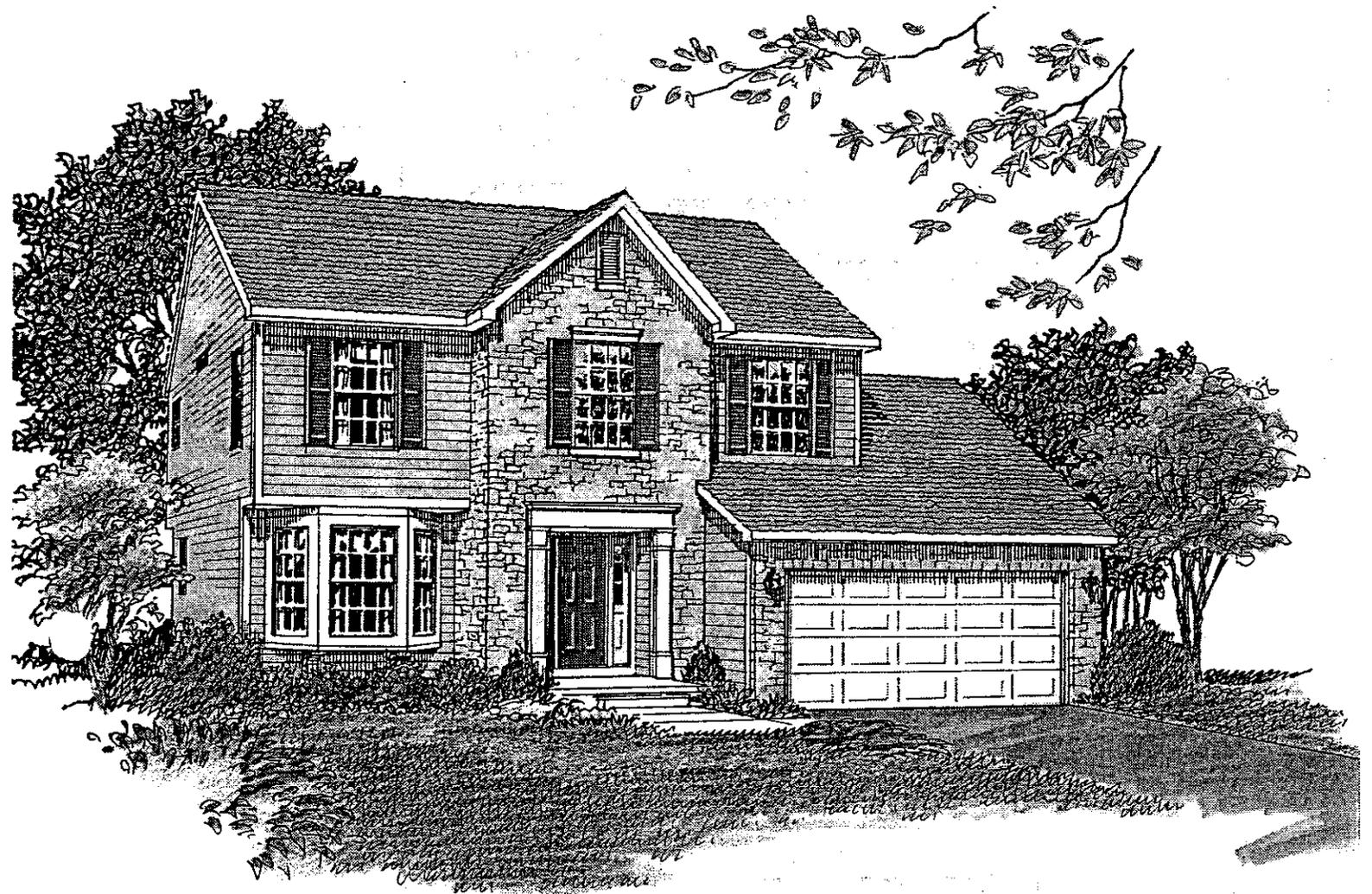


C-SL-254-01/01



# the Windham

CELEBRITY SERIES



This two-story home offers you the distinctive features found only in Dominion Homes:

- |   |   |
|---|---|
|  Formal Dining Room                                |  3 or 4 Bedrooms |
|  Cozy Family Room                                  |  2 1/2 Baths     |
|  Heavenly Kitchen/<br>Dinette Area                 |  Basement        |
|  Grand Master Bedroom<br><i>(with master bath)</i> |  Two-Car Garage  |

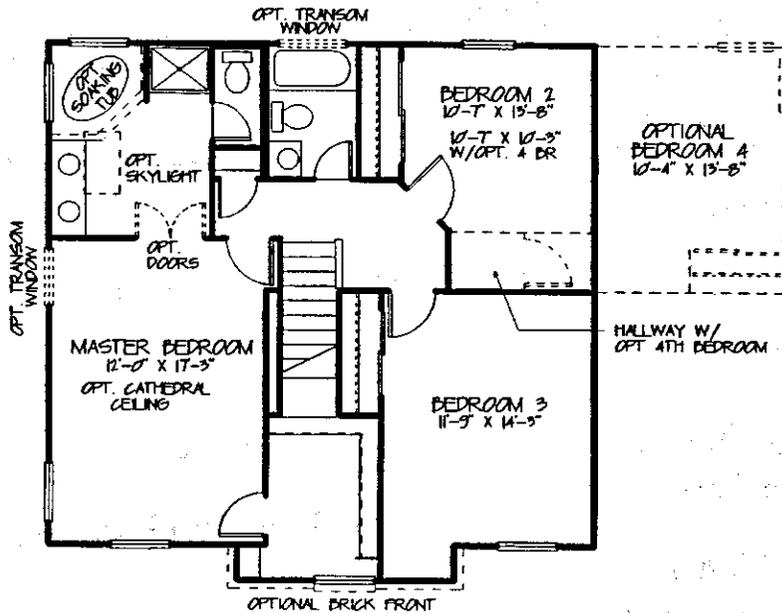
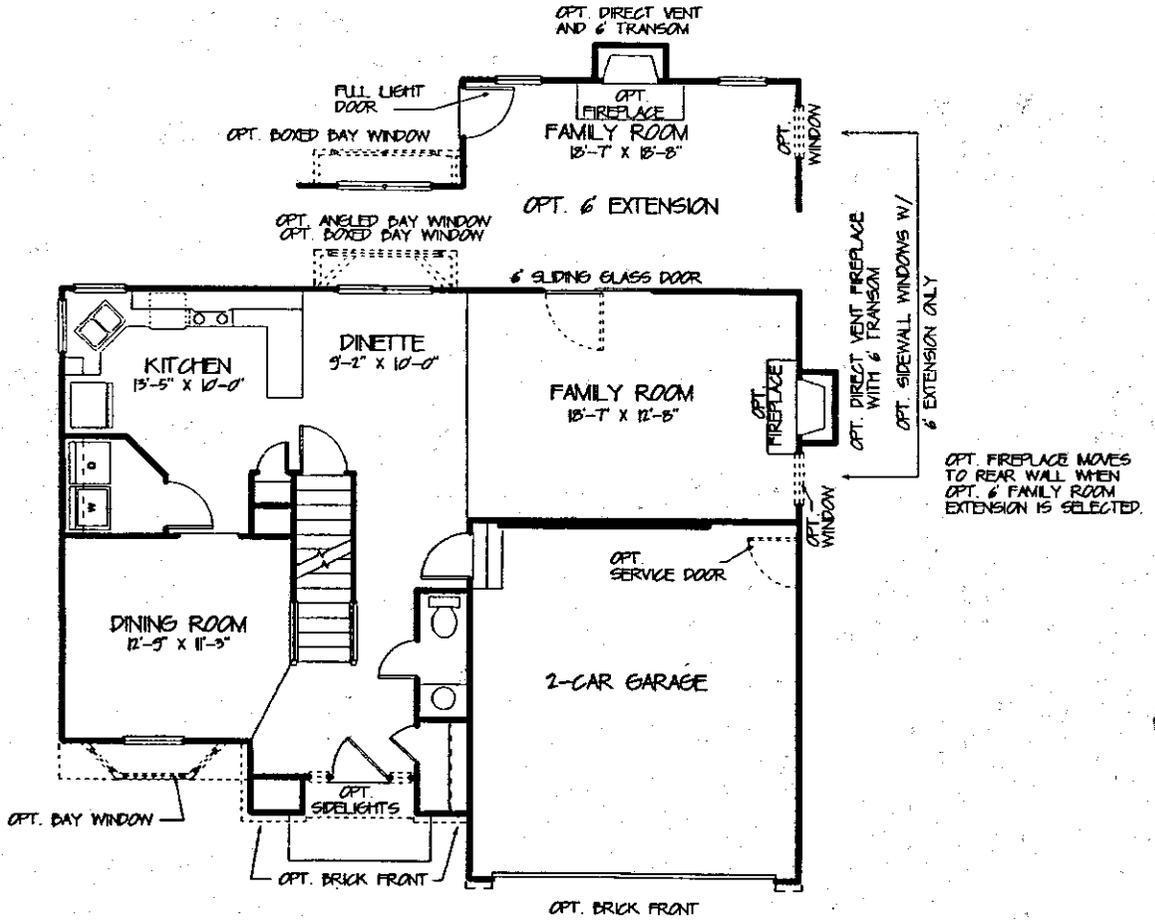


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# the Windham

CHERYL BUNDY

CELEBRITY SERIES



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BROKER PARTICIPATION WELCOME



# the Ranier

CELEBRITY SERIES



This open ranch home offers you the distinctive features found only in Dominion Homes:



Great Room  
*(with cathedral ceiling)*



Perfect Kitchen/Dinette Area



Convenient 1st Floor Laundry



Private Master Suite



3 Bedrooms



2 Bathrooms



Basement



Two-Car  
Garage



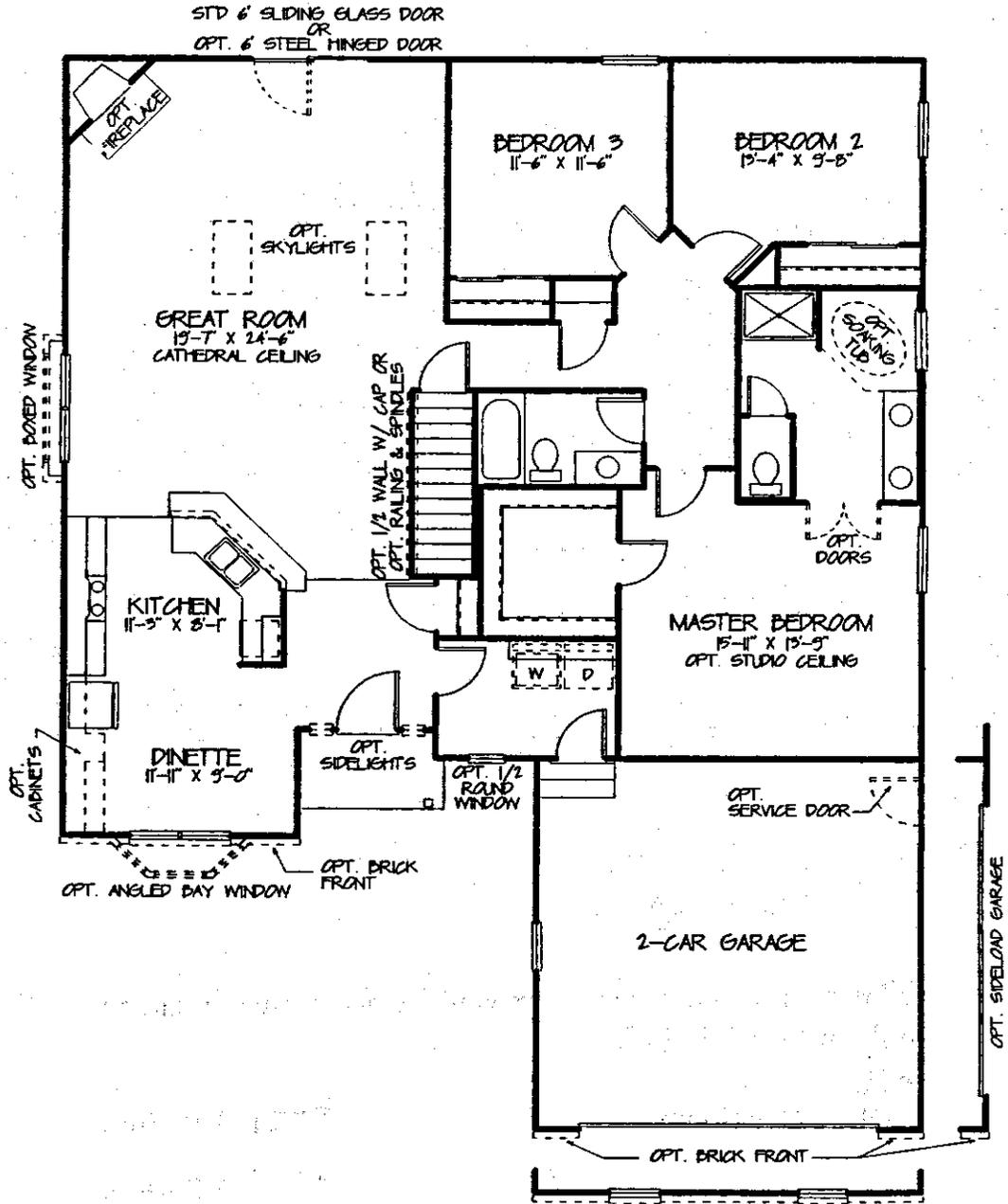
THE BEST OF EVERYTHING

# the Ranier

CELEBRITY SERIES

CHERYL BUNDY

614-500-0000



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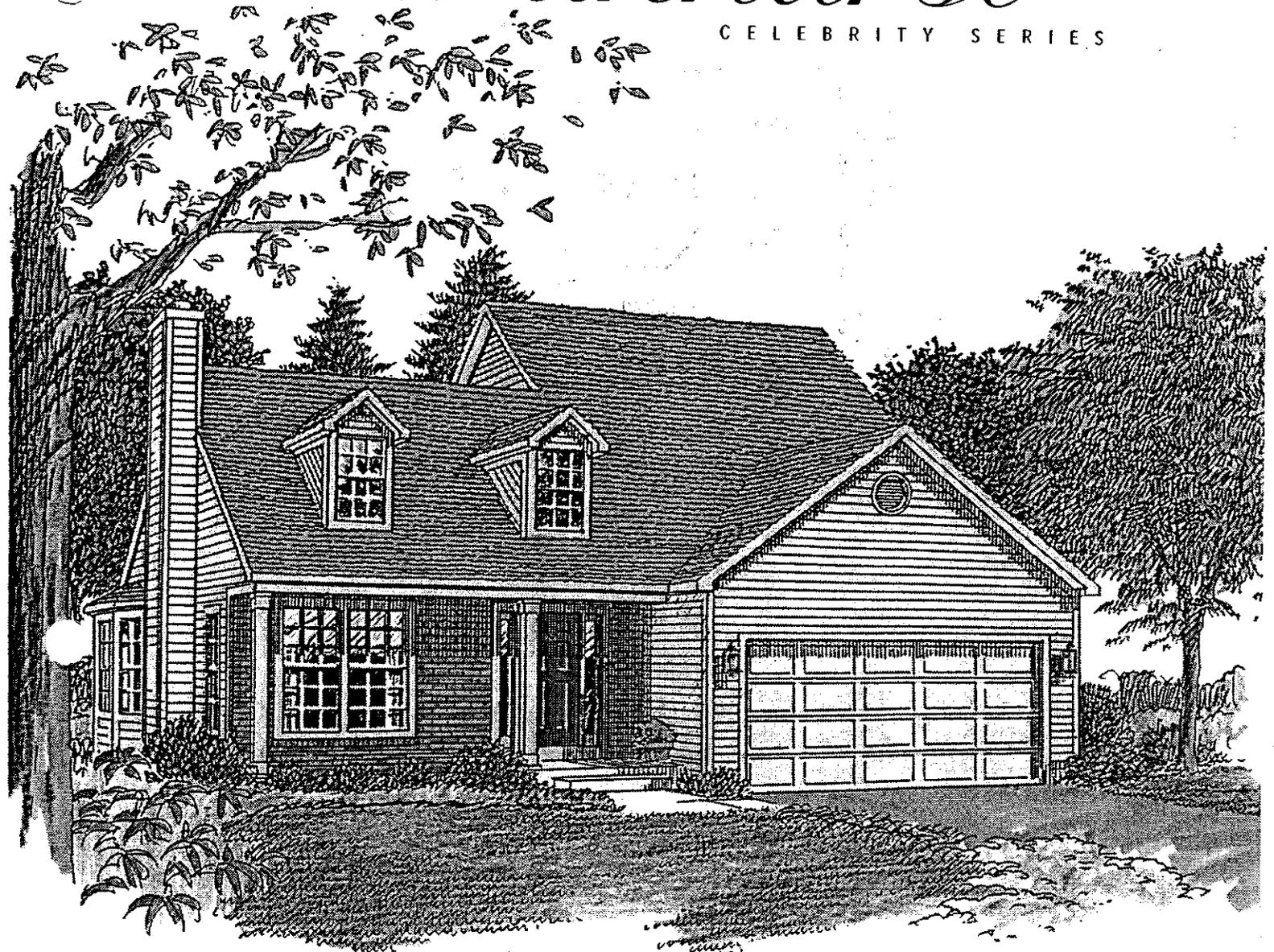
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BROKER PARTICIPATION WELCOME



# the Oakhurst

CELEBRITY SERIES



This contemporary two-story home offers you the distinctive features found only in Dominion Homes:



Great Room  
*(with cathedral ceiling)*



Casual Dining Room



Private 1st Floor Master Suite



3 Bedrooms  
*(with walk-in closets)*



Optional Loft Overlooking  
Great Room



2½ Bathrooms



Handy 1st Floor Laundry



Two-Car Garage



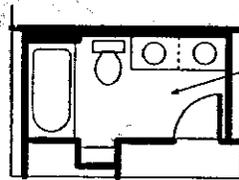
Basement



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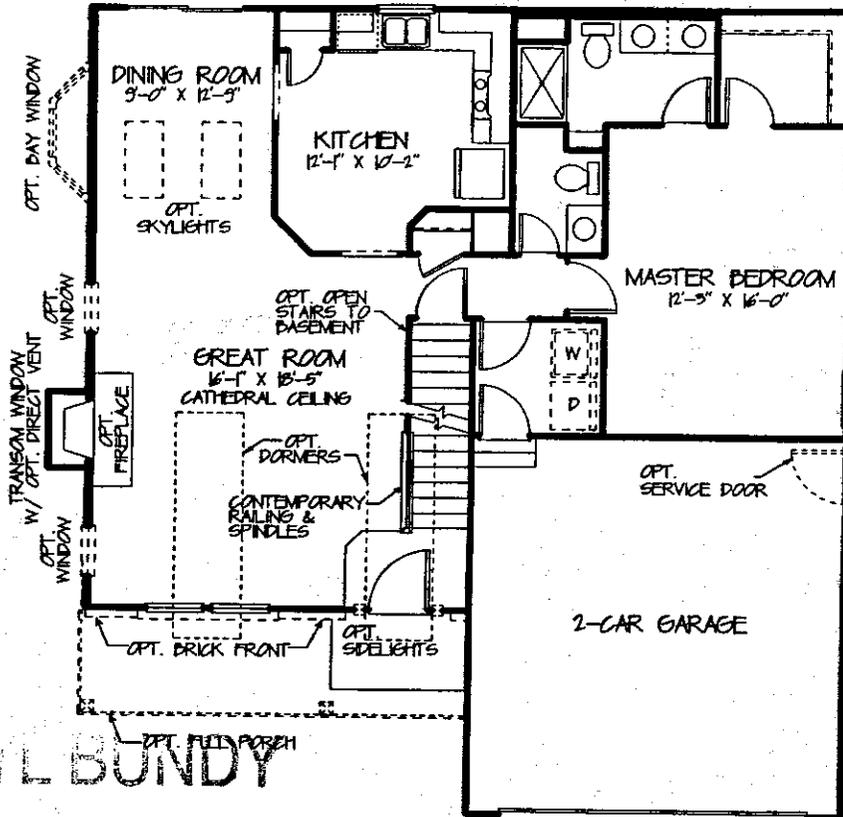
FIREPLACE  
*the Oakhurst*

CELEBRITY SERIES



MASTER BATH  
 W/ OPT. TUB/SHOWER

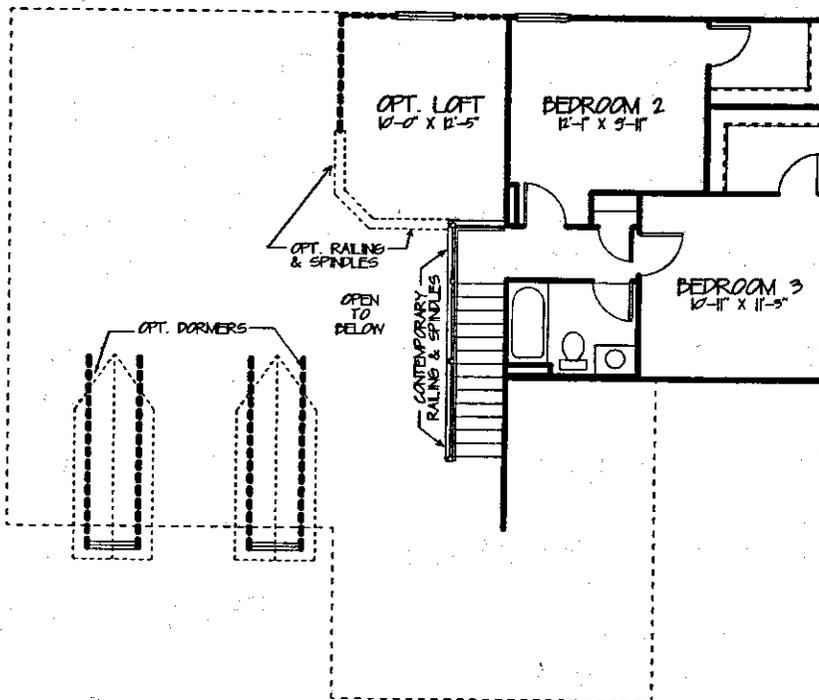
6 SLIDING GLASS DOOR



CHEERYL BUNDY

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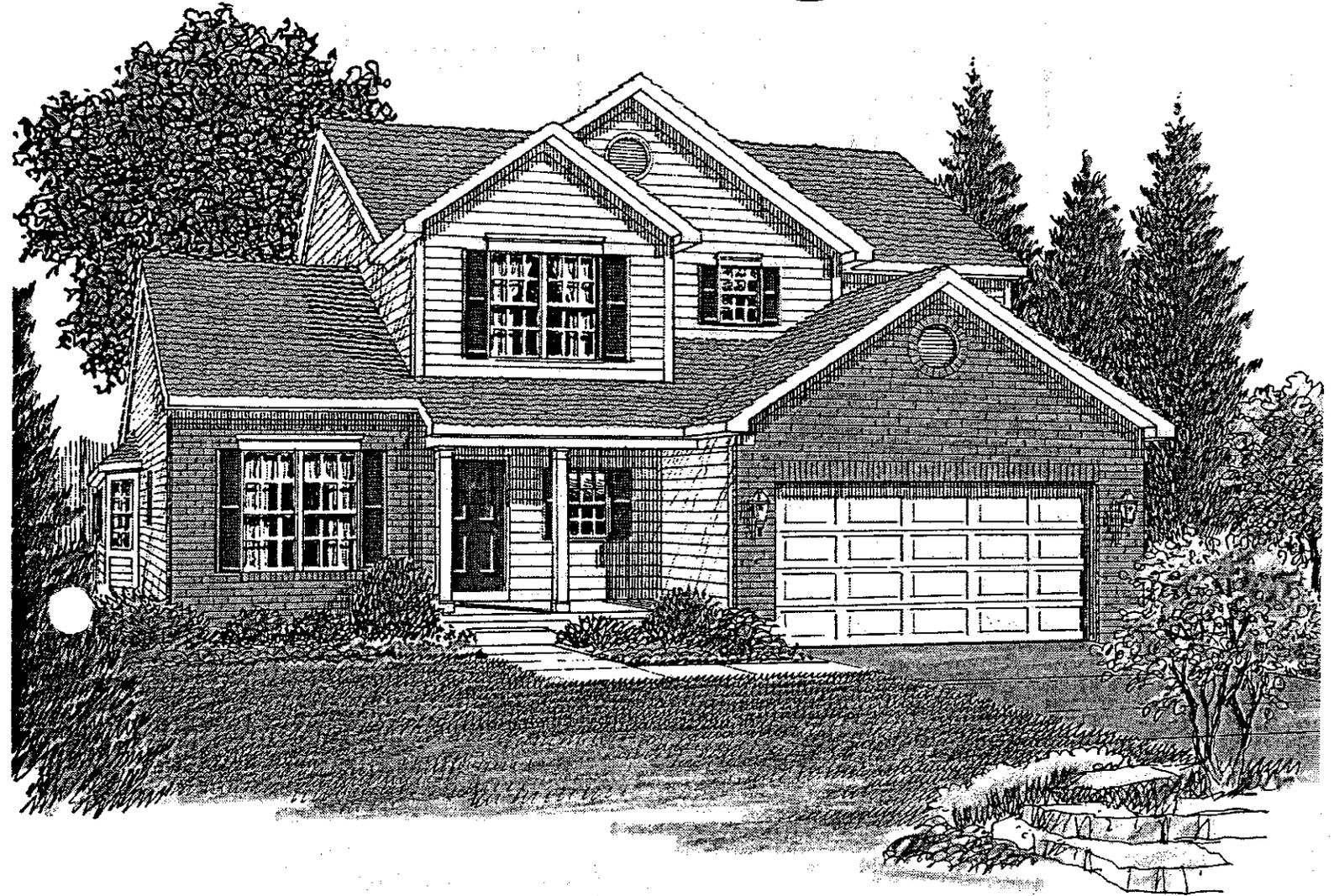
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# the Kensington

CELEBRITY SERIES



This open two-story home offers you the distinctive features found only in Dominion Homes:



Spacious Great Room



Optional Loft Overlooking Great Room



Formal Dining Room



2 1/2 Bathrooms



Kitchen with Breakfast Area



Basement



1st Floor Master Suite



Two-Car Garage



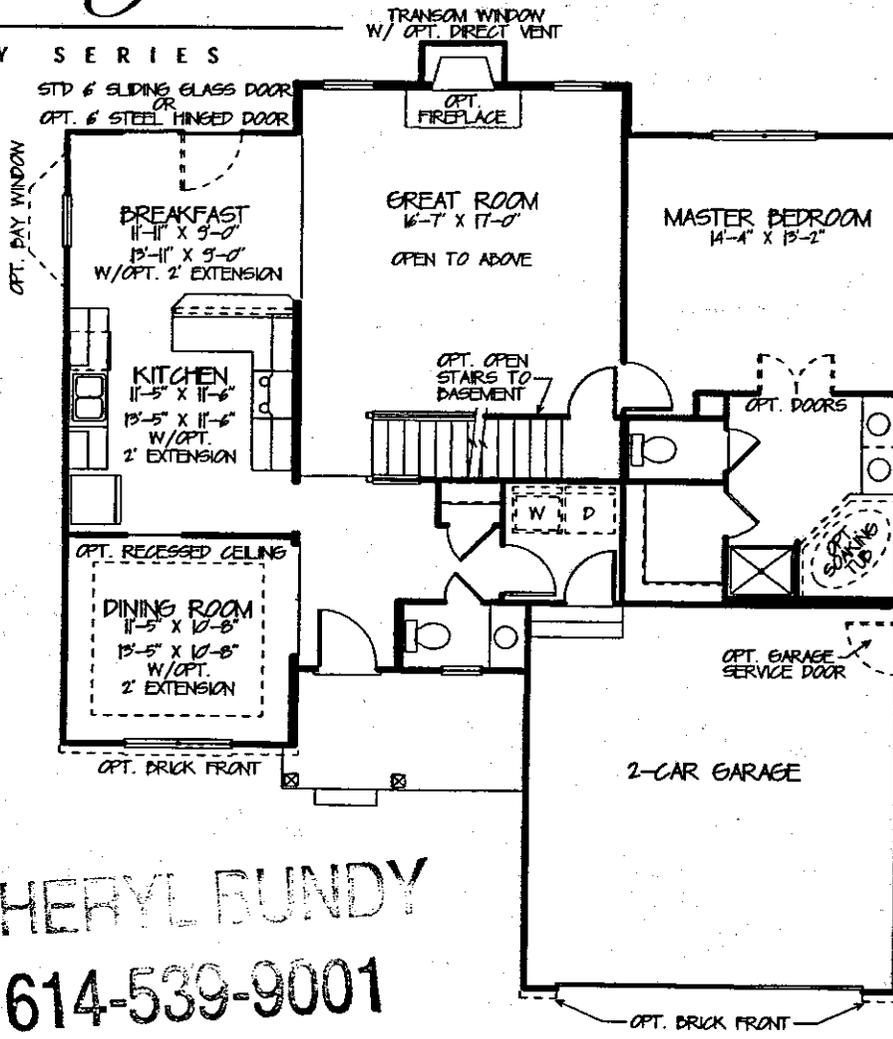
3 or 4 Bedrooms



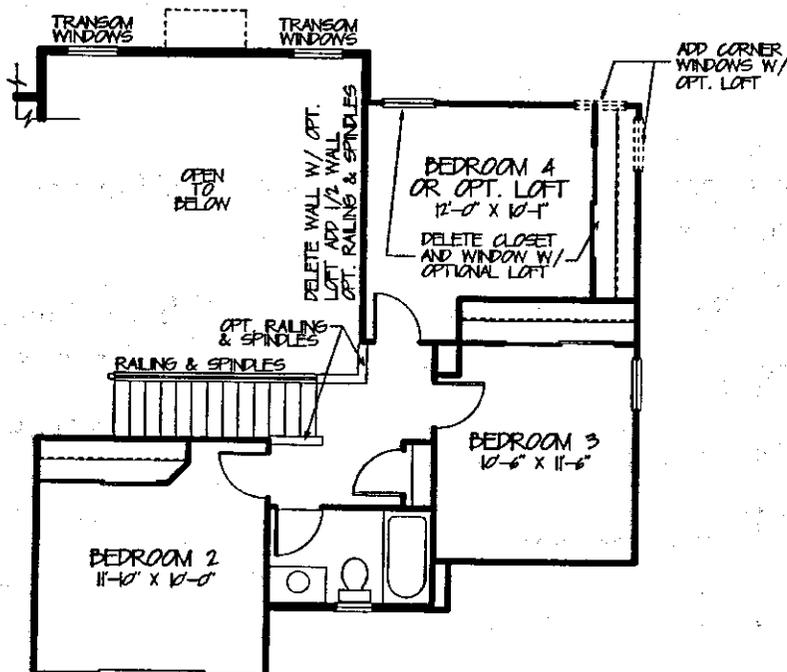
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FIREPLACE  
*the Kensington*

CELEBRITY SERIES



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# the Belmont

CELEBRITY SERIES



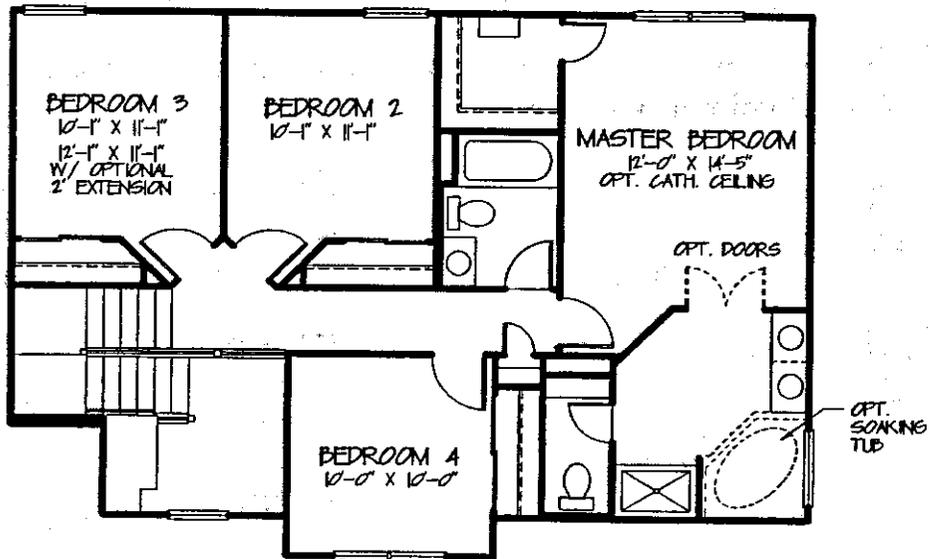
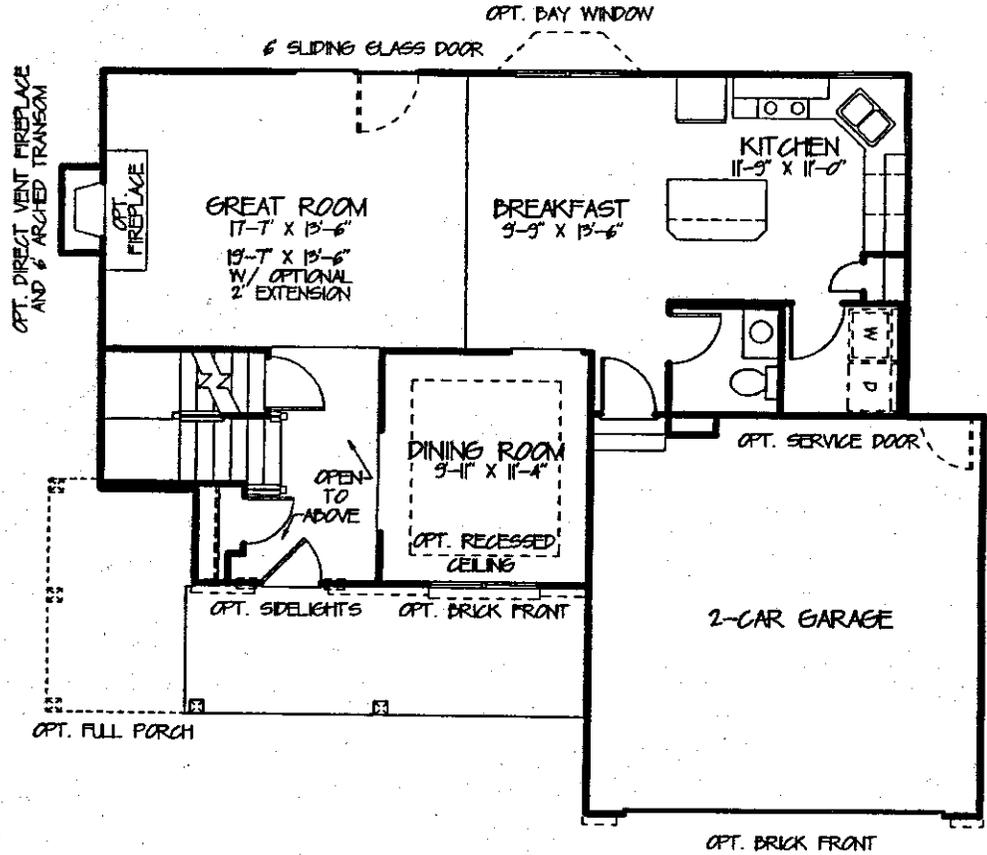
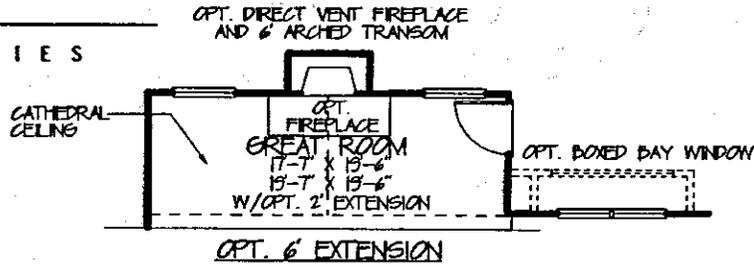
This stylish two-story home offers you the distinctive features found only in Dominion Homes:

- |   |  |
|---|--|
|  Charming Front Porch                  |  Convenient 1st Floor Laundry |
|  Great Room                            |  Private Master Suite         |
|  Formal Dining Room                    |  4 Bedrooms                   |
|  Kitchen<br><i>(with handy island)</i> |  2 1/2 Baths                  |
|  Eat-In Breakfast Area                 |  Two-Car Garage               |

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# FIREPLACE the Belmont

CELEBRITY SERIES



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homes  
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# the Arlington

CELEBRITY SERIES



This classic two-story home offers you the distinctive features found only in Dominion Homes:

-  Warm Family Room
-  Unique Master Suite
-  Dramatic Arched Entry  
*(from living room to dining room)*
-  3 or 4 Bedrooms
-  Gourmet Kitchen  
*(with island)*
-  2 1/2 Baths
-  Basement
-  Handy 1st Floor Laundry
-  Two-Car Garage

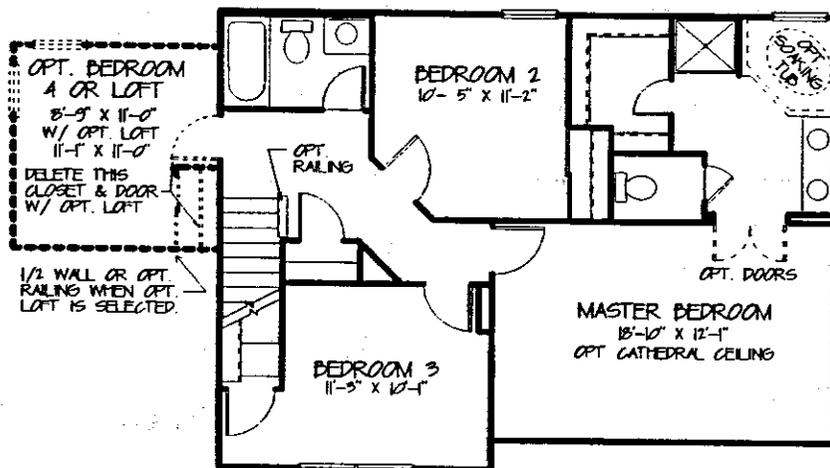
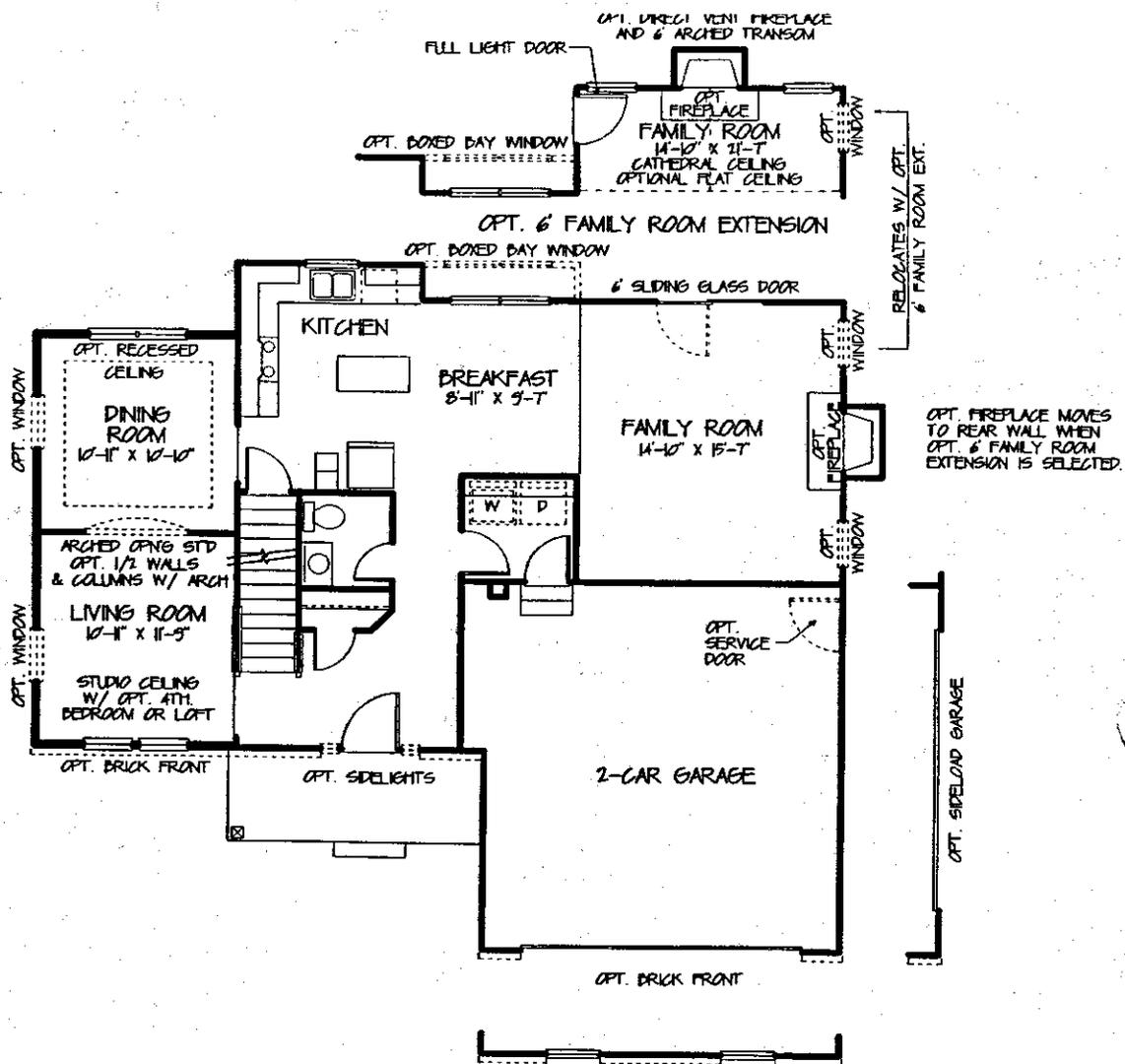
**DOMINION**  
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# the Arlington

CELEBRITY SERIES

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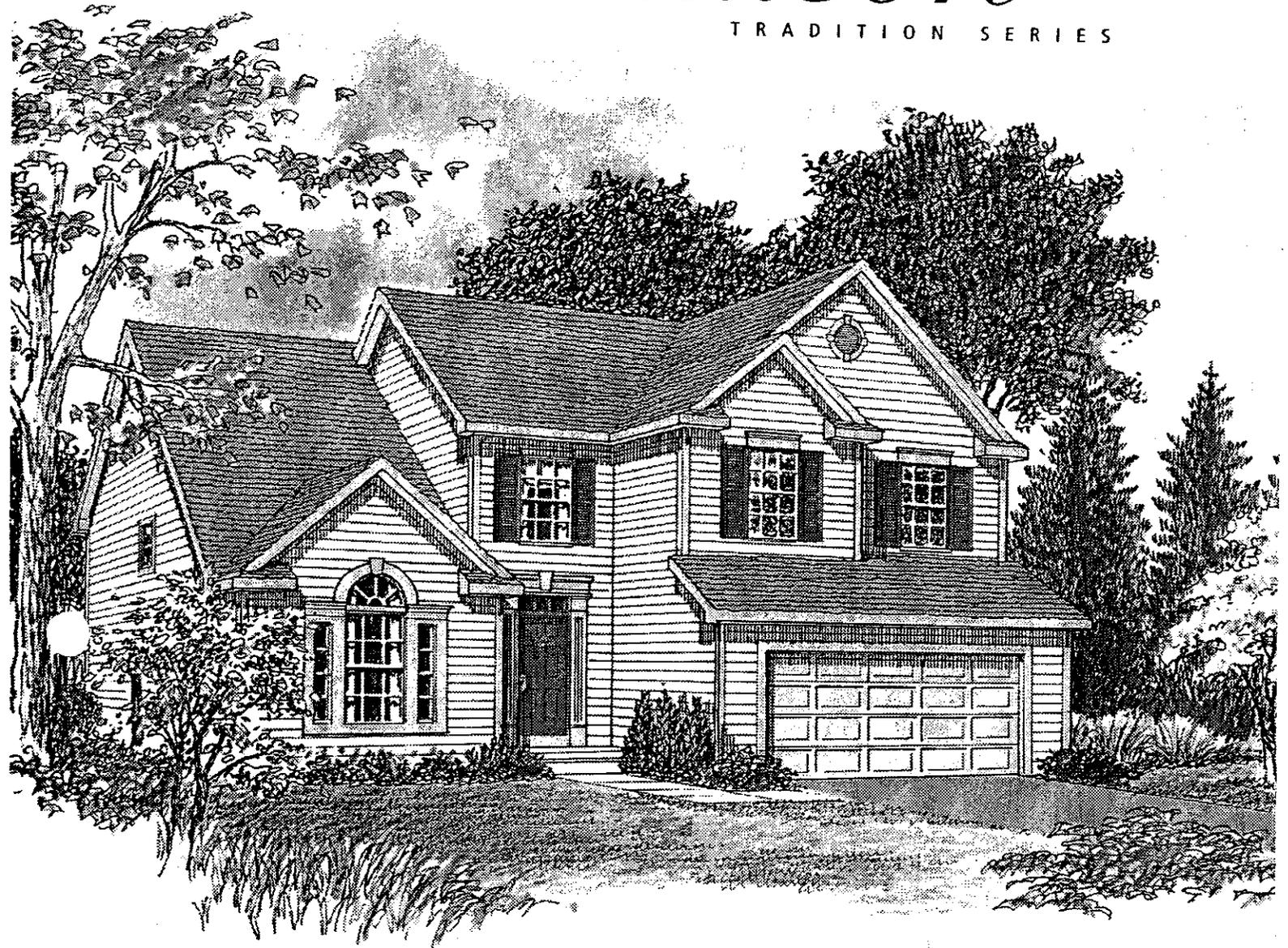
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# the Addison

TRADITION SERIES



This multi-level, contemporary home offers you the distinctive features found only in Dominion Homes:



Spacious Great Room  
(with studio ceiling)



Ideal 1st Floor Den  
(with cathedral ceiling)



Master Suite on Separate Level  
(with cathedral ceiling and soaking tub)



4 Roomy Bedrooms



Optional Finished Level  
for In-Law Suite



2 1/2 Baths



Convenient 1st Floor Laundry



Two-Car Garage

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# the Addison

TRADITION SERIES

CHEVAL BLVD  
614-539-5001

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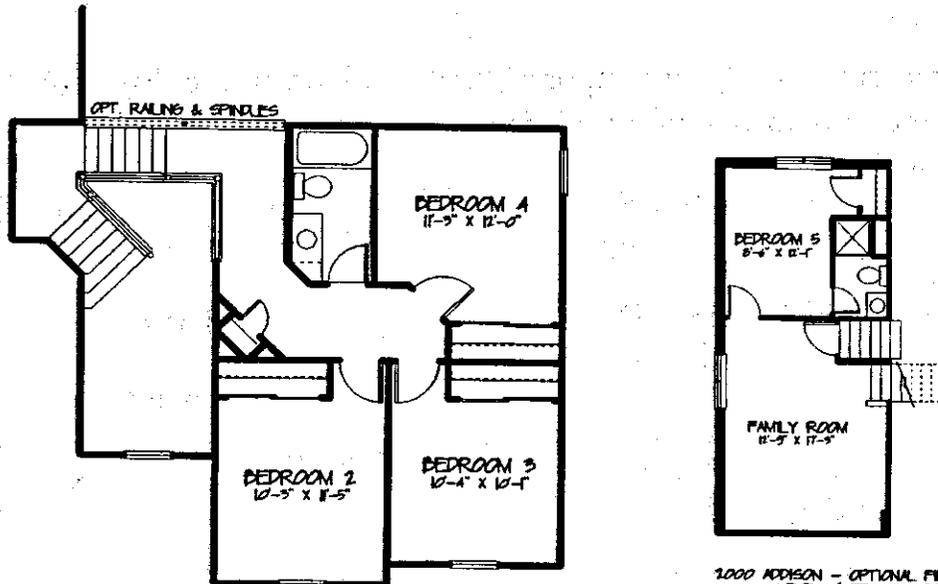
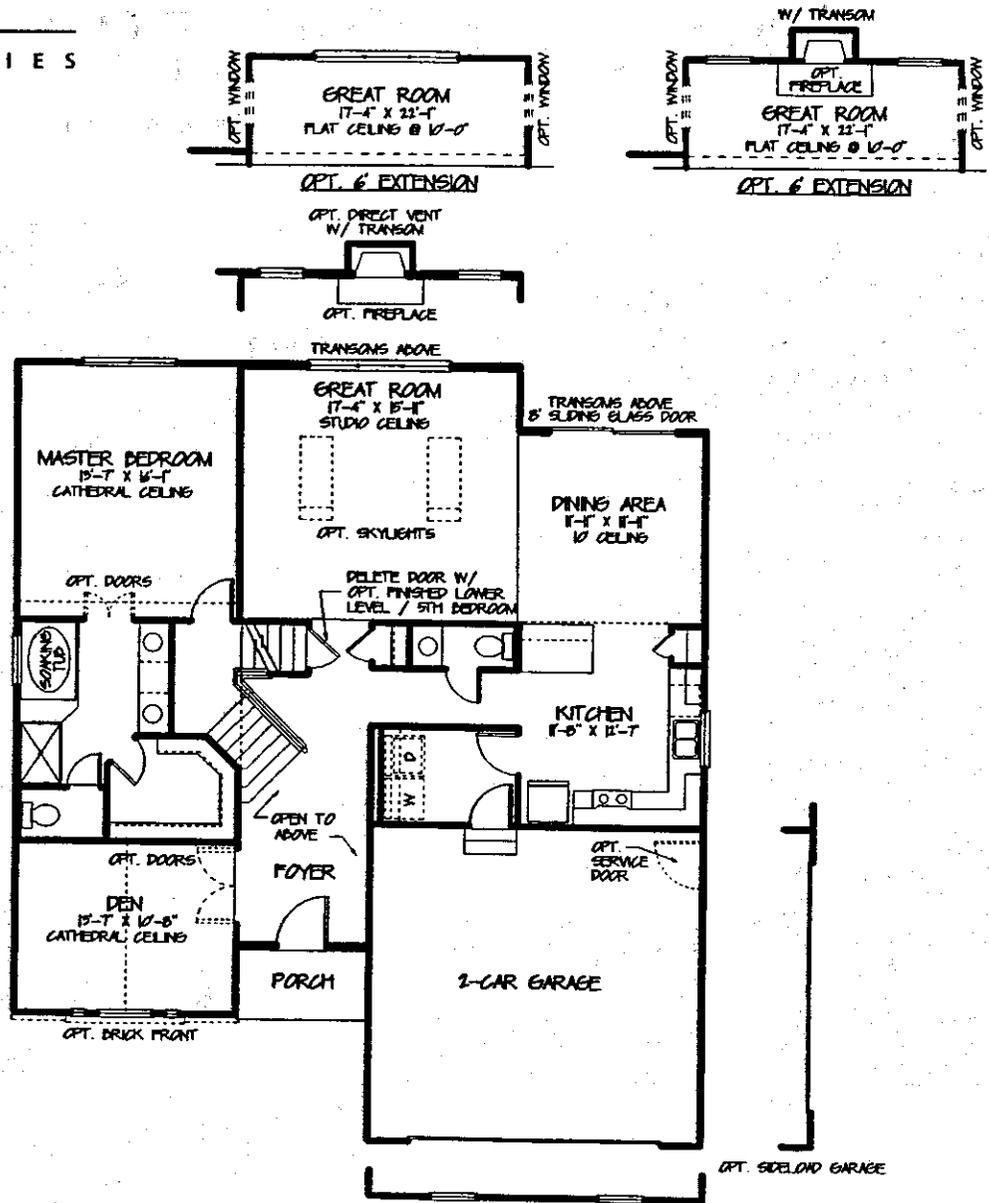


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C-SL-201-01/00



2000 ADDISON - OPTIONAL FINISHED LOWER LEVEL / 5TH BEDROOM

# the Albany

New England

TRADITION SERIES



This traditional two-story home offers you the distinctive features found only in Dominion Homes:



Formal Living Room



Exquisite Dining Room



Comfortable Family Room



Dinette Area



Handy 1st Floor Laundry



Grand Master Suite

*(with master bath and soaking tub)*



4 Bedrooms



2 1/2 Baths



Two-Car Garage

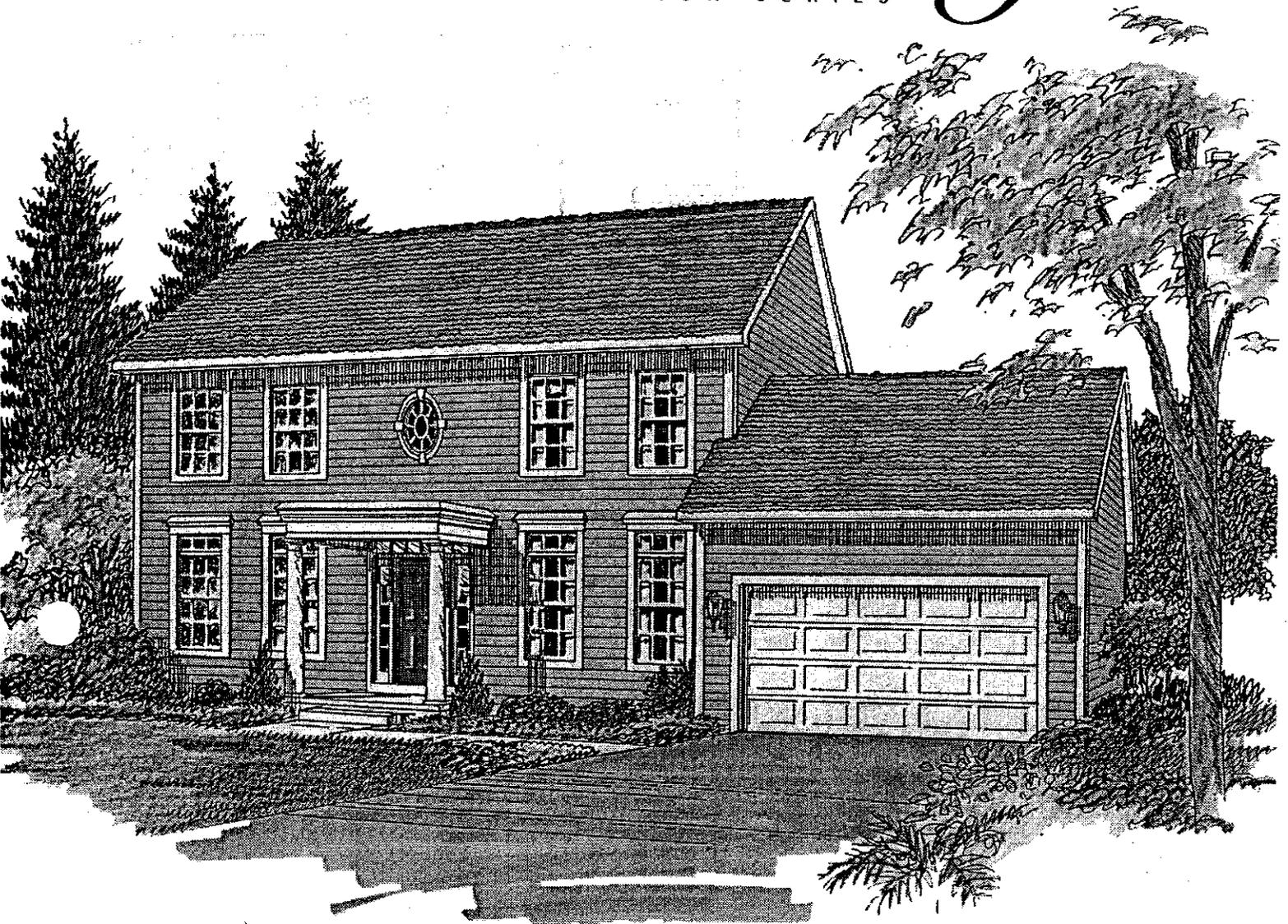


THE Best OF EVERYTHING<sup>®</sup>



# the Amberley

TRADITION SERIES



This traditional two-story home offers you the distinctive features found only in Dominion Homes:

 Formal Living Room

 Formal Dining Room

 Kitchen with Breakfast Area

 9' First Floor Ceilings

 Family Room

 Master Suite  
*(with cathedral ceiling)*

 4 Cozy Bedrooms

 2 1/2 Baths

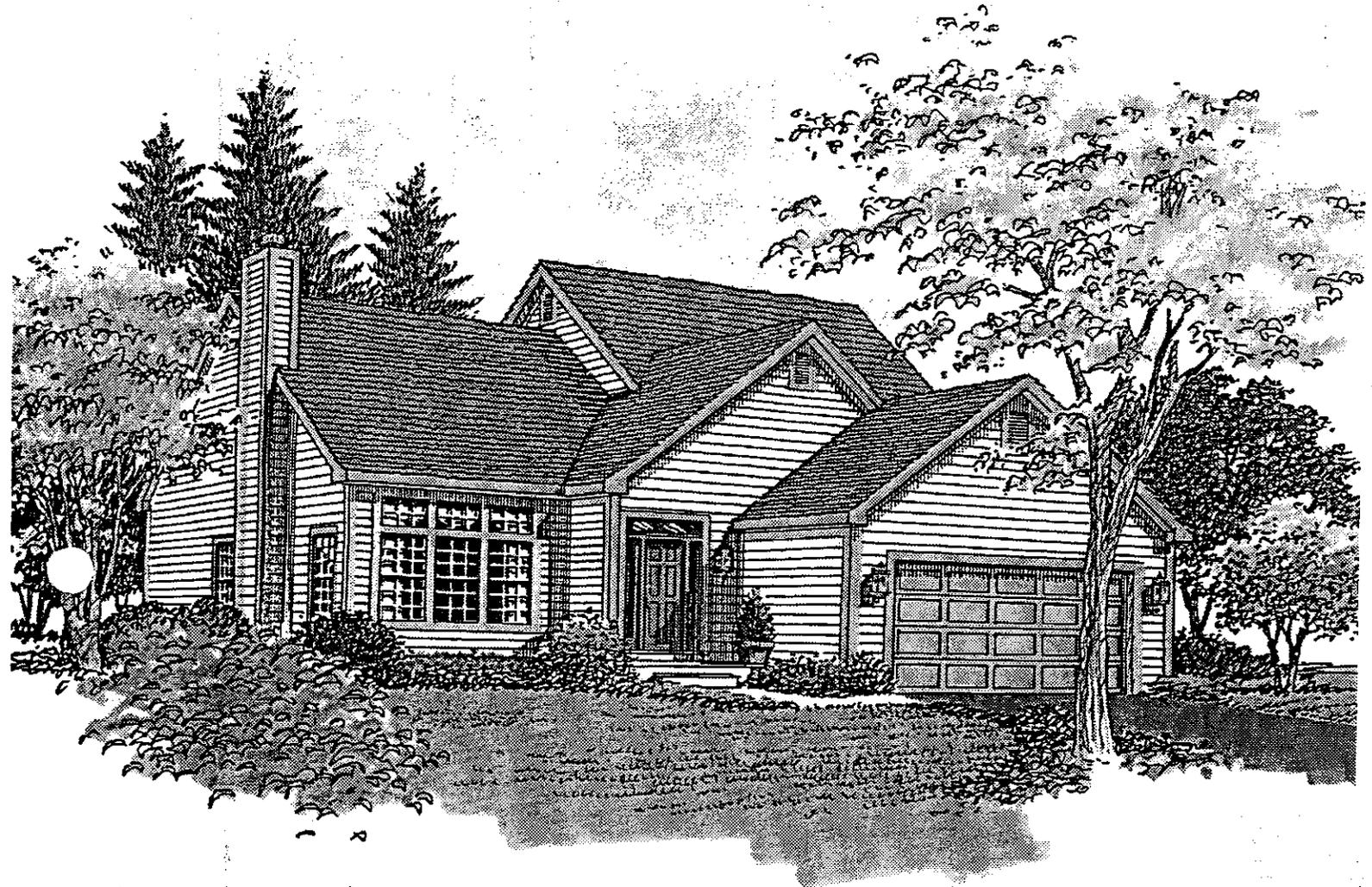


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# the Amherst

TRADITION SERIES



This stylish contemporary home offers you the distinctive features found only in Dominion Homes:



Great Room  
*(with cathedral ceiling)*



Casual Dining Area



Private 1st Floor Master Suite  
*(with soaking tub)*



3 Cozy Bedrooms



Roomy Loft



Convenient 1st Floor Laundry



2 1/2 Baths



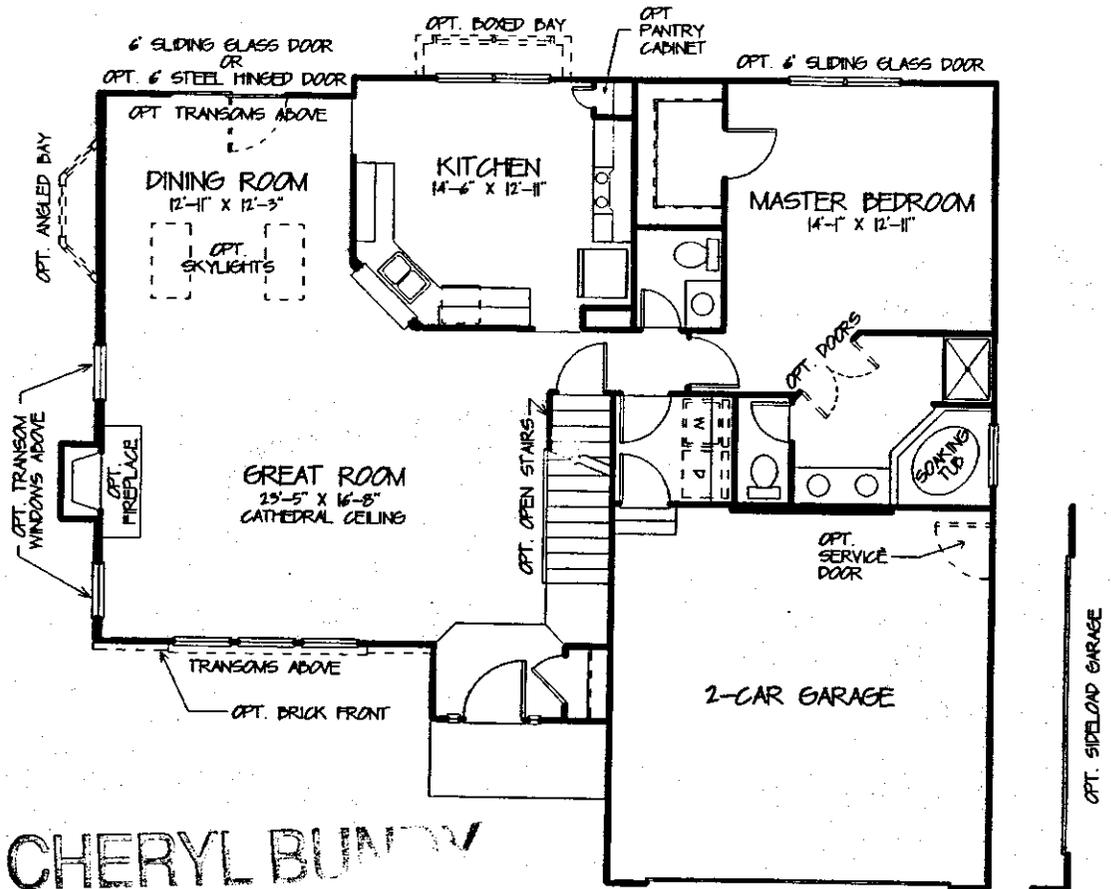
Two-Car Garage



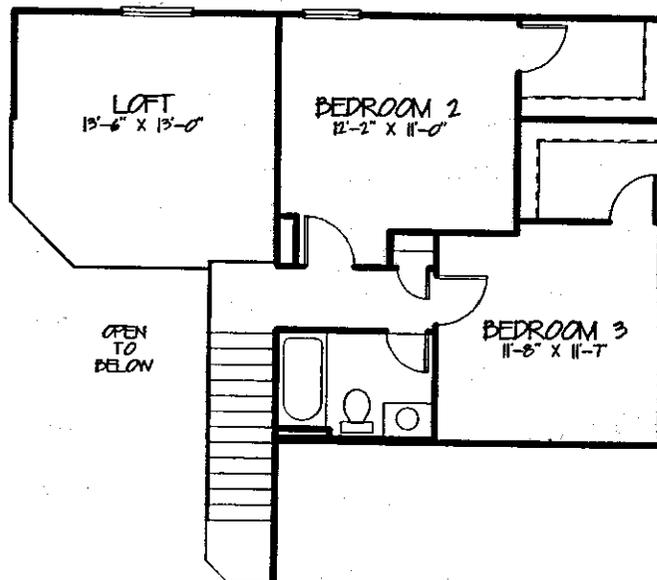
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# the Amherst

TRADITION SERIES



CHERYL BUNNY



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# the Bainbridge

TRADITION SERIES



This open multi-level home offers you the distinctive features found only in Dominion Homes:



Spacious Great Room



Luxurious Master Suite



Formal Dining Room



Optional finished level for  
In-law suite



Island Kitchen  
(with dining area)



4 Bedrooms



Private Den



2 1/2 Baths



Two-Car Garage



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